

Symonds  
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Fitz Farm  
Silton, Gillingham, Dorset



# Fitz Farm

Silton  
Gillingham  
Dorset SP8 5DQ

A fully renovated stone farmhouse with traditional farm barns for conversion with holiday let use, lovely south facing gardens, swimming pool and adjoining level field. In all 2.87 acres.



- Beautifully renovated house of over 3300 sq ft
  - 40' Orangery, 30' kitchen / dining room
  - 4/5 bedrooms, 3 bath/shower rooms
  - Large, predominately south-facing gardens
- 2 barns with planning permission for conversion
  - Adjoining level field. In all about 2.87 acres
- Swimming pool, terrace, outside kitchen, home office
  - No onward chain

Guide Price £1,250,000

Freehold

Sturminster Sales  
01258 473766

[sturminster@symondsandsampson.co.uk](mailto:sturminster@symondsandsampson.co.uk)





## THE DWELLING

Fitz Farm was originally built in the 1800s of stone elevations under a pitched slate roof. Formerly part of The Zeals Estate the house has been extended and completely modernised by the current owners in the last three years. Internally the house has over 3300 sq ft of internal accommodation including a superb 31' family kitchen / dining room and a stunning 40' orangery. The principal bedrooms on the first floor have sumptuous ensuite bath/shower rooms, and dressing rooms, and a ground floor bedroom gives flexibility.

## ACCOMMODATION

See floorplan but in brief:

Ground floor - Kitchen/dining room, sitting room, orangery, utility room, bedroom, laundry room, pantry and cloakroom.

First floor - Four double bedrooms, three bath/shower rooms (two ensuite).

The house has underfloor heating throughout.

## OUTSIDE

The property is approached from the road to a traditional farm yard with two original stone barns. A gate in a stone wall opens on to a path to the front door. The gardens lie mainly to the front (south) and side (east) of the house and are laid to lawn with mature hedge boundaries.

There is an enclosed swimming pool, heated by air source heat pump, supplemented by the boiler, with a superb stone terrace, raised decking and outside kitchen area with sink, plumbing for a dishwasher and space for a fridge.

## THE LAND

Beyond the garden is a level field of about 2 acres with mature hedgerow boundaries.

## THE BUILDINGS

Situated around the courtyard is a range of traditional stone barns. Planning permission was granted by Dorset Council on 5th July 2023 for alterations to the barns to create a 2 bed holiday let with office/gallery and a detached 3 bed residential dwellings. These barns can be converted and will be ideal income earners.







## SITUATION

The rural parish of Silton is on the northern edge of the Blackmore Vale, on the Dorset/Wiltshire border. Silton has a village hall, church and doctors surgery and the nearby village of Bourton has a primary school, village shop and garage, a pub and a golf course. Gillingham, offering more comprehensive facilities is 3 miles south. On the doorstep is a good network of country lanes and footpaths and the beautiful Stourhead Estate is a short drive or ride away. Gillingham also has a mainline station (London Waterloo) and there is easy access to the A303 to the north.

## DIRECTIONS

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From Gillingham head north on the B3092 taking the second right turn to Milton-on-Stour and then follow the road to Bourton and Silton. Pass the turning on the left to Silton and Fitz Farm will be found shortly afterwards on the right hand side.

## SERVICES

Mains water and electricity are connected to the property. Private drainage. Oil fired central heating system.

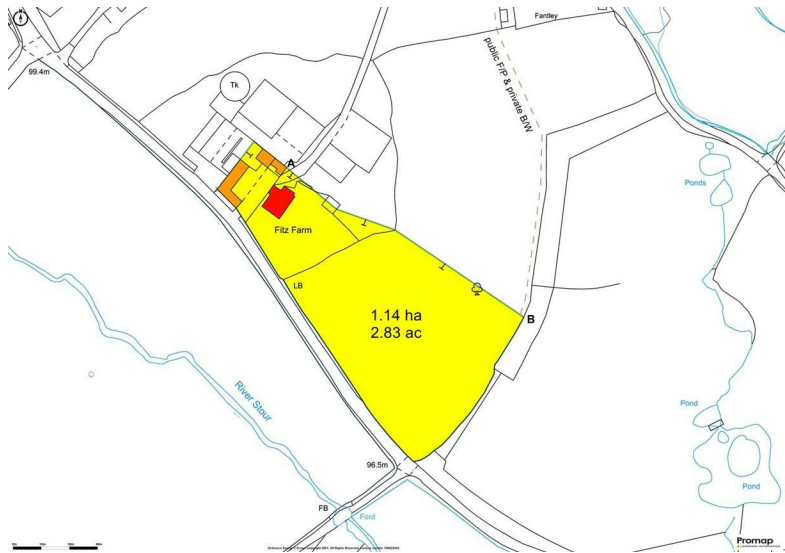
## MATERIAL INFORMATION

Broadband - Standard, superfast, ultrafast broadband is available.

Mobile phone network coverage is limited inside and likely outside – (coverage is best provided by EE Network)

(Information from Ofcom <https://www.ofcom.org.uk>)  
Council Tax Band: F







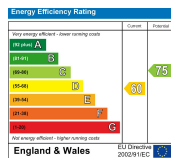
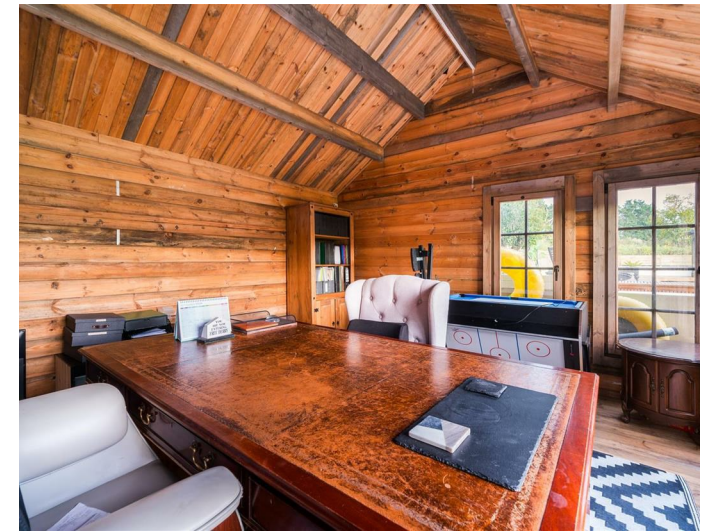
# Fitz Farm, Silton, Gillingham

Approximate Area = 3317 sq ft / 308.1 sq m

Outbuilding = 2053 sq ft / 190.7 sq m

Total = 5370 sq ft / 498.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Symonds & Sampson. REF: 1204460



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01258 473766

sturminster@symondsandsampson.co.uk  
Symonds & Sampson LLP  
Agriculture House, Market Place,  
Sturminster Newton, Dorset DT10 1AR



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