



Symonds
& Sampson

Symphony Farmhouse

Quarr, Gillingham, Dorset

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Quarr
Gillingham
Dorset SP8 5PB

Symphony Farmhouse has wonderful proportions throughout with elegant reception rooms, a large kitchen / dining room with French doors to the south facing patio area with level gardens beyond.

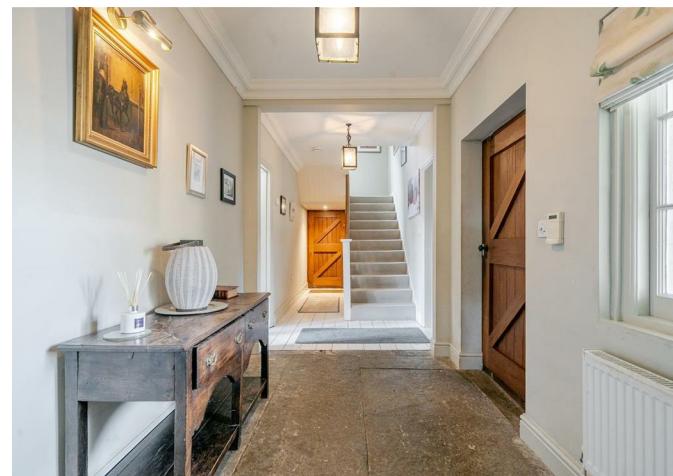


- Large family detached house
- Formal and informal reception space
- Impressive level South facing garden laid out in 'rooms'
- Private driveway with wide turning circle
 - Small natural woodland area
 - In total 0.75 acres (3,033 sq m)

Guide Price
£795,000

Freehold

Sturminster Newton
01258 473766
sturminster@symondsandsampson.co.uk



THE PROPERTY

A substantial detached family house with impressive reception rooms and family space. From the drive and front door is a long entrance hall with all the living areas to both sides. The kitchen with dining area is designed with modern family living in mind. There is a bright south facing room with French doors to an excellent courtyard garden area ideal for al fresco entertaining. Adjacent is the family room, which is the smaller reception room or snug with a lovely wood burner as its central feature. The more elegant drawing room is a double length room with Jet Master fireplace to one end and two tripartite casement windows towards the gardens.

The easy staircase gets to the long landing with four double bedrooms and a large single fifth bedroom with the two bathrooms set either side. The main bedroom has an elegant bay window overlooking the gardens and alcoves either side, ideal for built in wardrobes if needed.

OUTSIDE

The house is set back towards the northern side and thus has fine and level south facing gardens. The garden is divided into a series of 'rooms' from patio / courtyard area for outside entertaining straight from the kitchen / dining room; to a level lawned area past the established beech hedge; to an orchard in the distance.

A wild area of woodland, the Copse, gives good privacy and potentially a sustainable fuel source. To the eastern side is a well hidden potager garden and further lawns.

From the front of the house, the driveway comes in from the lane and there is potential to extend the driveway further to create a garage block to the back or side of the house, subject to any necessary consents.

SITUATION

Set between Quarr and Cucklington, the house is amongst good countryside. Gillingham is the nearest town with its mainline railway connecting London (Waterloo) or Exeter in the West. There are a fine array of supermarkets, such as Waitrose, and both private and state schooling are in abundance in the wider area. The A303 is only approximately 2 miles to the north giving access East to Salisbury or London or The West Country.

DIRECTIONS

What3words: /// removal.just.redouble

SERVICES

Mains water and electricity are connected to the property.

Private drainage. The septic tank is shared with the office/property next door.

Oil fired central heating system.

MATERIAL INFORMATION

Wessex Internet is connected to the property providing Superfast broadband. There is mobile coverage in the area. See Ofcom <https://www.ofcom.org.uk> Council Tax Band: E



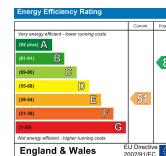
Symphony Farm, Quarr, Gillingham

Approximate Area = 2194 sq ft / 203.8 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). © nchecom 2025. Produced for Symonds & Sampson. REF: 1388185



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40 ST JAMES'S PLACE SW1

01258 473766

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



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