



# Highfield

Kingston, Sturminster Newton, Dorset

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Kingston  
Sturminster Newton  
Dorset DT10 2AR

A renovated and substantial bungalow in a simply stunning location with views over the Blackmore Vale and approximately 11 acres of post and rail fenced paddocks, steel framed barn and large Arena.



- Substantial equestrian / land holding on edge of village
  - Very smart and large bungalow with outbuildings
  - 3 stables, tack and store yard. 40mx20m arena
  - Level gardens with summer house / bar overlooking arena
    - Stunning Blackmore Vale views
    - Approximately 11.39 acres in total
- A number of enclosed fields, steel framed barn and pond area

Guide Price **£1,050,000**

Freehold

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## THE PROPERTY

Highfield is a well laid out single level house with excellent formal and informal reception rooms, The hallway is central to the house and leads seamlessly to the rear kitchen / sitting room with a wood burner and patio doors to the garden beyond, thus giving great day to day living. The large kitchen area has plenty of room for a dining table and a full surround of units. A separate utility is off to one side from the kitchen and gives a back door to the garage and stable area whilst also with a guest WC.

The formal sitting room lies to the front of the house with central feature fireplace with wood burner and large picture window to the southern aspect.

The 4 bedrooms are divided up to either end of the house with the larger bedroom having an en suite shower room and Bedroom 2 also with an en suite. The two others are both doubles with use of the family bathroom with separate bath and shower.

## OUTSIDE

The front driveway is immediately off the village lane and provides multiple vehicle parking and garage, all landscaped with lawn and a small pond with fountain. Through either a pedestrian gate or double gates and also via the house is a large level garden of nigh on an acre itself. Within the garden is a stable block of 3 stables, tack room and hay storage with a new metal roof last year and a good footing of a yard, all within sight of the house. A spare store shed is separate next door. Behind the stables are more double gates to a parking and turning circle with hard standing. Towards the end of the expansive garden is a summer house with power and overlooks the 40m x 20m sized arena.

This area affords stunning Blackmore Vale views, as far as Alfred's Tower in the far distance but immediate views over a newly created neighbours' lake. Access to the land is through the arena or via a separate access from a side lane with more parking and turning for larger vehicles and a machine store shed.





## LAND

The land is below the property with a hard stone track which runs along and through to the series of post and rail fields, a modern steel framed storage barn of some 18.16m x 7.65m and at the bottom of the shallow hill is a large pond and wildlife area.

## SITUATION

Kingston is one of several hamlets that make up the parish of Hazelbury Bryan, which is surrounded by breath-taking countryside that stretches towards Bulbarrow and the escarpment to the east. There are numerous paths and bridleways crisscrossing the countryside giving ample opportunity for walking and riding.

Hazelbury Bryan has a shop/post office, school, public house and village hall. Sturminster Newton, which is the nearest market town, offers a good range of shops, schools and other amenities. The larger towns of Dorchester, Sherborne and Yeovil are accessible as are the coastal resorts of Poole and Weymouth.

## DIRECTIONS

What3words///dynasties.screeches.highs

## SERVICES

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

## MATERIAL INFORMATION

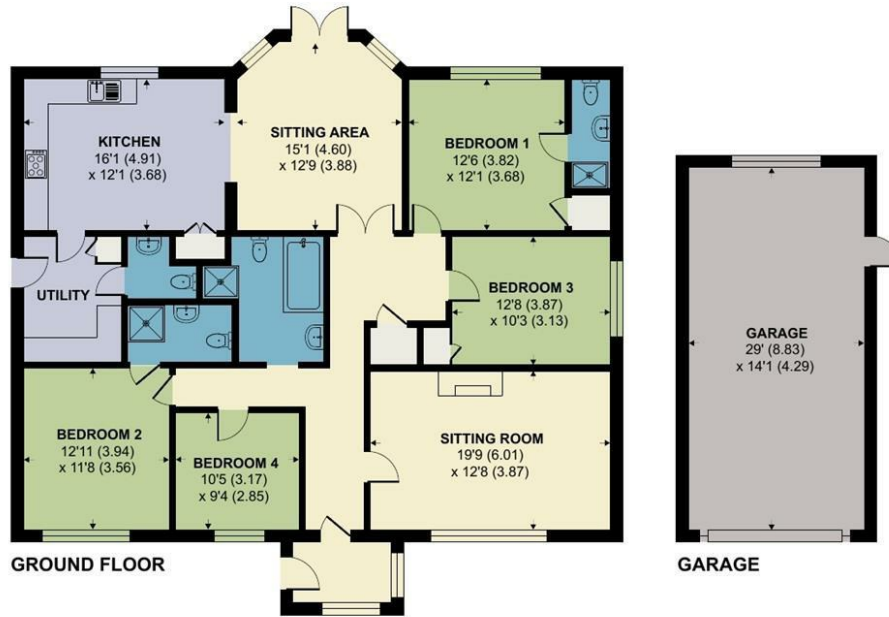
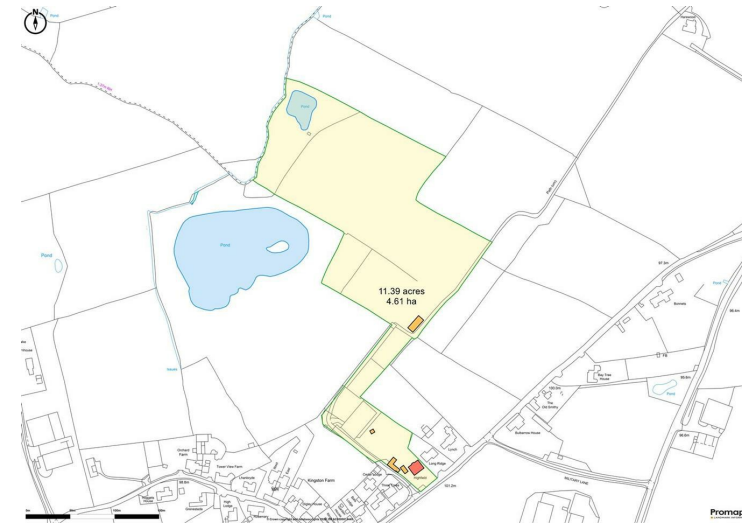
Standard, superfast & ultrafast broadband is available. There is mobile coverage in the area, please refer to Ofcom's website for more details. (Ofcom <https://www.ofcom.org.uk>) Council Tax Band: F

Agents Notes: Planning to convert the garage to an annexe was refused recently with advisory comments to convert to a separate dwelling instead. P/HOU/2025/06699 Rights of Way: There is a track to the western side providing access to the lower gate and onto the fields. We believe Highfield is the only user of this track.



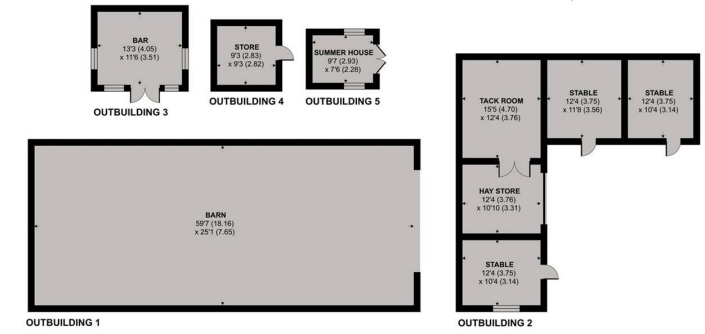
# Highfield, Kingston, Sturminster Newton

Approximate Area = 1769 sq ft / 164.3 sq m  
 Garage = 408 sq ft / 37.9 sq m  
 Outbuildings = 2540 sq ft / 235.9 sq m  
 Total = 4717 sq ft / 438.1 sq m  
 For identification only - Not to scale



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Energy Efficiency Rating		Current	Potential
Very Energy Efficient - Lower running costs	A		
Energy Efficient - Lower running costs	B		
Decent Energy Efficiency - Lower running costs	C		
Some Energy Efficiency - Lower running costs	D		
Not Energy Efficient - Higher running costs	E		
Very Poor Energy Efficiency - Higher running costs	F		
Worst Energy Efficiency - Higher running costs	G		
England & Wales		63	77

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1396839



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STU/WT/0326/0626



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