



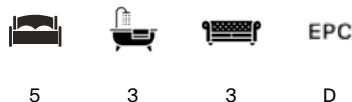
FITZ FARM

Silton, Gillingham, Dorset



A WELL RENOVATED STONE FARMHOUSE

with traditional farm barns for conversion, adjoining level field and swimming pool. Set on the edge of a Dorset village with easy access onto the A303.



Local Authority: Dorset Council

Council Tax band: F

Tenure: Freehold

Postcode SP8 5DQ What3Words /// butternut.comic.squirted

Services : Mains water and electricity. Private drainage. Oil-fired central heating.

Viewings strictly by appointment only through Knight Frank LLP



LOCATION

The property is located on the edge of the village of Silton which is on the northern edge of The Blackmore Vale. Within the village itself, there is a village hall, church and Doctors' surgery. The neighbouring village of Bourton has a primary school, village shop/Post Office, garage and a local village pub (The White Lion). More extensive facilities for wider needs can be found in Gillingham (3 miles), which include a Waitrose a variety of other shops, pubs and restaurants. Mainline railway station in Gillingham town has a regular service to London Waterloo (under 2 hours), and Exeter Central (1.5 hours). There are also a wide variety of excellent schools both state and independent nearby. Local independent schools include Port Regis, Bryanston, Milton Abbey and schools in Bruton and Sherborne. There is close by access onto the A303 at Mere (8.4 miles).







PROPERTY

Fitz Farm is an unlisted former farmhouse built in the 1800's and was formerly part of The Zeals Estate. It is constructed of stone elevations with brick quoins under a pitched slate roof with brick chimneys. It has been carefully modernised by the current owners over the past 4 years to create excellent family orientated accommodation. When entering the property the front door leads into a staircase hall with access into the sitting room on the left and the open plan kitchen/dining room on the right. This superb kitchen/dining room is adjacent to the orangery which is light and spacious, and also provides exterior access to the large external terrace. To the rear of the kitchen is a large pantry and utility room with WC forming an L shape from this open plan Kitchen/Dining room. Downstairs there is also a large double study which sits between the utility room and sitting room, with three access points, giving full circular access to the downstairs living area. This could also be used as a fifth bedroom if required.

The first floor provides 4 double bedrooms, two of which have their own dressing room and ensuite bath/shower rooms. There is a further family bathroom with separate shower to service the remaining two bedrooms.







OUTSIDE

The property is approached from the road onto a traditional farmyard with two original stone barns. A gate in the stone wall leads onto a path to the front door. The garden lies on two sides, south and east and are laid to lawn for easy management with mature hedge surrounds. There is an outdoor swimming pool heated via Air Source heat pump. This has a deep paved surround and raised decking with outdoor kitchen with sink and plumbed for dishwasher and fridge space, making it an ideal place for summer entertaining.

The land lies adjacent on the SE and comprises a field of circa 2 acres.

The buildings lie around the former yard on the NW. Planning Permission was granted by Dorset Council in July 2023 to alter the barns to create a 2 bed holiday let with office/gallery and a detached 3 bed dwelling. These barns can be converted to provide a useful income.



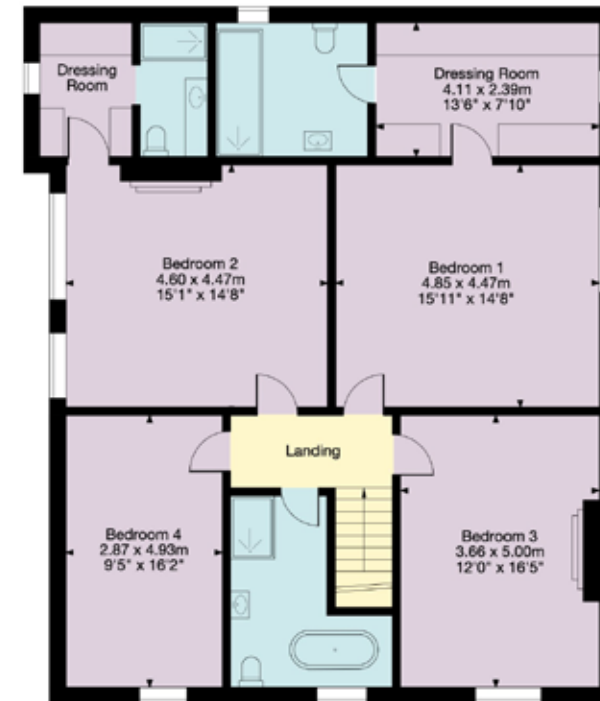
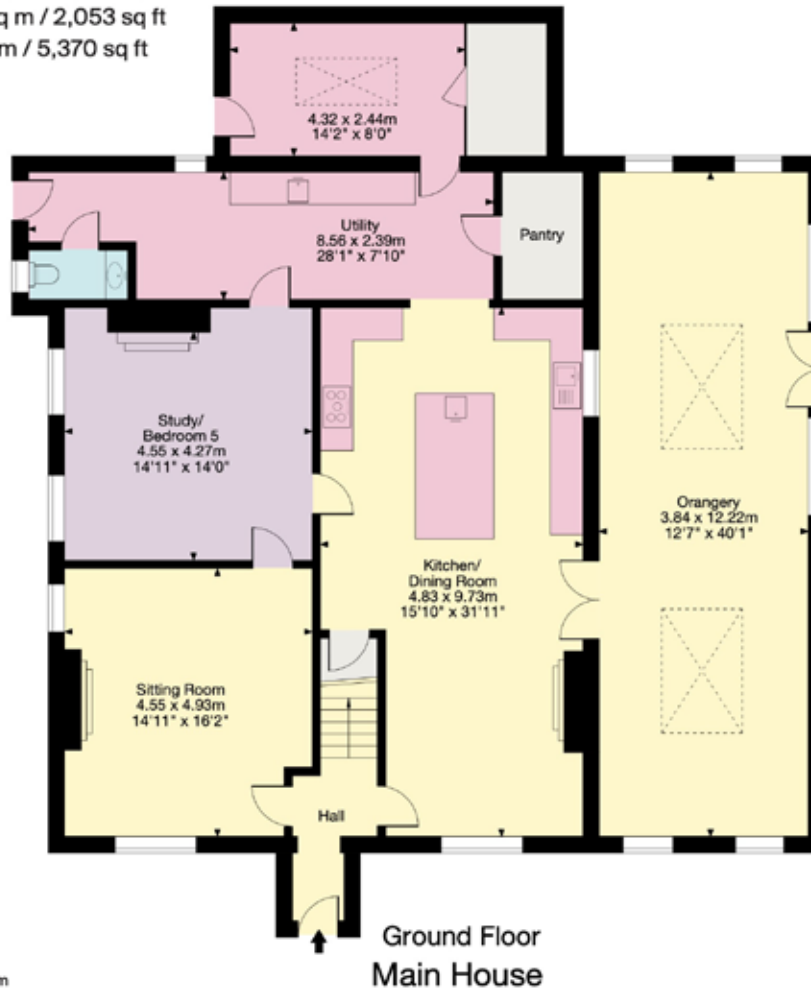
Silton Gillingham, Dorset

Gross Internal Area (Approx.)

Main House = 308 sq m / 3,317 sq ft

Outbuildings = 191 sq m / 2,053 sq ft

Total Area = 499 sq m / 5,370 sq ft



- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.

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