



Instinct Guides You



## Conygar, Dorchester, DT2 8LX £1,500,000

- Stunning Bespoke Residence
- Sat Within Approximately Half An Acre
- Double Garage & Private Gated Access
- Four Double Bedrooms
- Four Bathrooms
- Spacious Open Plan Kitchen/Diner
- Underfloor Heating
- Secluded Southerly Position
- Principal Bedroom Suite
- Striking Lounge With Glass Featured Wall



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

T 01305 775500  
E sales@wilsontominey.co.uk  
W www.wilsontominey.co.uk



Set in an enviable semi rural position within the hamlet of Conygar near Broadmayne, this substantial detached home is set within approximately half an acre of beautiful, secluded southerly gardens accessed via a private gated lane. Enjoying a high degree of privacy and surrounded by open Dorset countryside, the property offers generous and flexible accommodation, extensive parking, a large double heated garage and a range of additional outbuildings, all while remaining within comfortable reach of Dorchester, Weymouth and the coast.

The main entrance opens into a central hallway which immediately creates a strong sense of arrival and forms the hub of the house, providing access to the principal ground floor rooms. The living room is positioned to one side and offers an impressive and spacious reception area, enhanced by a striking vaulted window that frames views across the gardens and surrounding landscape, filling the room with natural light. Adjacent to this is the kitchen, fitted with a range of contemporary units, work surfaces and a central island, with doors opening directly onto the garden to create a natural flow between indoor and outdoor living. The kitchen is well equipped with Miele appliances including a combination steam oven, conventional oven and gourmet warming drawer, all finished with handleless design, together with an induction hob, integrated dishwasher and a full size integrated fridge with a useful pantry adding additional storage and workspace. A separate dining room / bedroom sits nearby and provides a dedicated space for family meals and entertaining, positioned conveniently in relation to the kitchen.

The ground floor also offers two further well proportioned bedrooms arranged along the main hallway, each enjoying a pleasant outlook and served by the two ensuite and bathroom facilities shown on the floor plan. A utility room provides practical everyday space and features an integrated full size freezer along with a Siemens integrated washing machine, as well as internal access through to the large double heated garage, which is complemented by additional storage areas and further outbuildings that add versatility to the overall accommodation.

Stairs rise to the first floor where the principal bedroom occupies its own level, creating a sense of separation and privacy. This generous bedroom benefits from en suite and walk in dressing room facilities and enjoys an elevated outlook across the gardens and rolling countryside beyond.

Outside, the property is surrounded by established southerly gardens extending to approximately half an acre, laid mainly to lawn with mature trees, planting and a variety of seating areas that provide both privacy and tranquillity. An additional outbuilding provides useful ancillary storage, while the gated driveway offers ample parking and turning.

This distinctive modern home combines space, privacy and a semi rural setting to create an appealing lifestyle opportunity within one of Dorset's most desirable countryside locations.

In addition the property has planning permission for an attic conversion creating a self contained flat, planning ref no P/HOU/2024/05868.

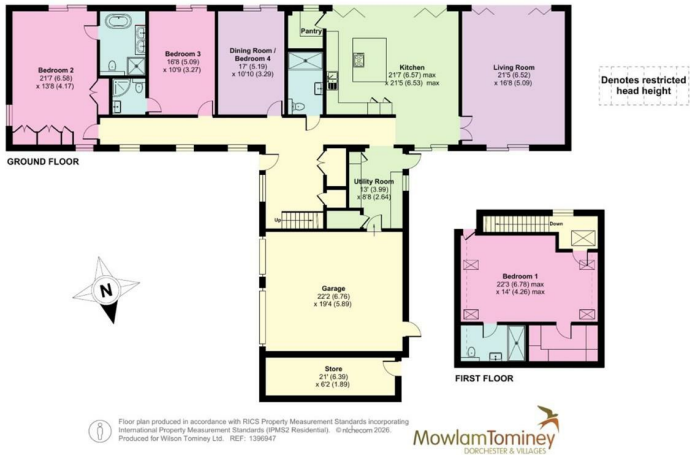
**Agents Note**

Please note the garden peninsula is not included in the sale but may be considered to be sold by negotiation.





**Ten Acres, Conygar, Broadmayne, Dorchester, DT2**  
 Approximate Area = 2708 sq ft / 251.6 sq m  
 Limited Use Area(s) = 31 sq ft / 2.8 sq m  
 Garage = 429 sq ft / 39.9 sq m  
 Total = 3168 sq ft / 294.3 sq m  
 For identification only - Not to scale



| Energy Efficiency Rating                    |                         |
|---------------------------------------------|-------------------------|
| Current                                     | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) <b>A</b>                          | <b>100</b>              |
| (81-91) <b>B</b>                            | <b>87</b>               |
| (69-80) <b>C</b>                            |                         |
| (55-68) <b>D</b>                            |                         |
| (39-54) <b>E</b>                            |                         |
| (21-38) <b>F</b>                            |                         |
| (1-20) <b>G</b>                             |                         |
| Not energy efficient - higher running costs |                         |
| England & Wales                             | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|-----------------------------------------------------------------|-------------------------|
| Current                                                         | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| (92 plus) <b>A</b>                                              |                         |
| (81-91) <b>B</b>                                                |                         |
| (69-80) <b>C</b>                                                |                         |
| (55-68) <b>D</b>                                                |                         |
| (39-54) <b>E</b>                                                |                         |
| (21-38) <b>F</b>                                                |                         |
| (1-20) <b>G</b>                                                 |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| England & Wales                                                 | EU Directive 2002/91/EC |