

MORTON NEW
COUNTRY PROPERTIES

Boys Hill,
Sherborne

Much-Loved Family Home with Land – Ideal for Modern Families & Multi-Generational Living

On the market for the first time in over 40 years, this charming detached farmhouse has been a much-loved family home, offering warmth, character, and space in abundance. Set within circa 3 acres of peaceful countryside just a short drive from Sherborne, it's perfectly suited for growing families, multi-generational living, or those craving the freedom of rural life.

Inside, this generously proportioned home offers 2,747 sq ft/255 sq. m of versatile living space. A spacious and welcoming entrance hall leads to a light-filled sitting room with a fireplace, a large formal dining room, and a kitchen/breakfast room that has hosted decades of family meals and memories. The office/games room with an adjoining store is ideal as a home office, teen hangout, or potential annexe space. A utility/boot room completes the practical ground floor layout.

Upstairs, there are four comfortable double bedrooms, including a stunning principal suite with a large walk-in wardrobe and en-suite bathroom, plus a spacious family bathroom – ideal for busy mornings or winding down in the evening.

Outside, the property offers a true taste of country life with a formal garden, ample parking, and paddocks with a sand school, perfect for equestrian use, hobby farming, or just enjoying open space with children and pets. Whether you're looking to keep animals, start a smallholding, or simply unwind in nature, this property has room for it all.

With no onward chain and scope to personalize, this is a rare opportunity to own a home that has been treasured for generations – and now ready to welcome yours.













The Property

Inside

Ground Floor
On the ground floor you will find a spacious and welcoming reception hall with stairs rising to the first floor and doors leading off to all main rooms. The sitting room enjoys plenty of natural light and has a large inglenook fireplace with a wood burner. The large formal dining room benefits from a triple aspect and double doors open out to the paved seating area and has ample room to host family gatherings. There is further reception room that is currently used as an office but lends itself to other options - potential for a ground floor bedroom and convert the store to an en-suite.

Also on the ground floor there is a generously sized kitchen/breakfast room with a double aspect and fitted with ample modern units consisting of floor cupboards, larder style cupboard, separate drawer units with cutlery and deep pan drawers plus eye level cupboards and shelves. There is a good amount of wood work surfaces with a tiled splash back and a stainless steel sink and drainer with a mixer tap. The fridge/freezer is integrated and there is a tri-fuel range cooker.

From the kitchen there is step down into a generously sized utility/boot room, which is fitted with floor and eye level cupboards and has space for appliances and plumbing for a washing machine. The door opens to the paved seating area. Also on the ground floor is a WC.

First Floor
On this floor you will find a generously sized family bathroom and four spacious double bedrooms, principal with an en-suite bathroom and walk in wardrobe.

Outside

Parking
The property is approached from the lane via double five bar timber gates onto a good sized parking area with enough room to park multiple vehicles.

Formal Garden
This has paved seating area to the back of the house with the majority of the garden being laid to lawn offering scope to landscape to your own needs and taste.

Paddocks and Sand School
These are accessed from the parking area where a five bar gate opens to the paddocks and a grassy path leads up to the sand school. Total grounds extend to circa 3 acres.

Useful Information

Energy Efficiency Rating tba
Council Tax Band G
uPVC Double Glazing
Septic Tank Drainage
Oil Fired Central Heating
Freehold
No Onward Chain

Location and Directions

Set in the peaceful hamlet of Boys Hill, this property offers the best of rural Dorset living while remaining within easy reach of the historic town of Sherborne. With its charming architecture, boutique shops, cafés, and a mainline station offering direct services to London Waterloo, Sherborne blends small-town charm with excellent connectivity.A perfect setting for families or those relocating from further afield, Boys Hill offers country living with exceptional schools and town amenities close by.

Postcode - DT9 5PJ

What3words - occupiers.safe.drags









Approx Gross Internal Area
255 sq m / 2747 sq ft



Ground Floor
Approx 134 sq m / 1439 sq ft

First Floor
Approx 121 sq m / 1307 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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