

A two-story brick house with a red garage door and a green lawn. The house has a brown tiled roof and a chimney. The garage door is red with a diagonal pattern. The front door is dark wood with a glass panel. There are several windows with diamond-patterned glass. A green water butt is on the left. A path leads to the front door. The house is surrounded by a green lawn and some bushes. The sky is blue with some clouds.

Symonds
& Sampson

Tanah Lot

Buckland Newton, Dorchester, Dorset

Tanah Lot

1 Hylands, Buckland Newton
Dorchester, Dorset
DT2 7BS

A detached four-bedroom house with garden room, generous gardens, open countryside views, garage and parking.



- Attractive 0.23 acre grounds
- Beautiful surrounding countryside views
 - Four double bedrooms
 - Flexible fifth bedroom/study
- Separate workshop and garden buildings
 - Garage and ample off-road parking
- Spacious garden room/conservatory
 - En suite principal bedroom

Guide Price **£575,000**

Freehold

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THE PROPERTY

Built in the 1980s, this brick-built house offers well-proportioned accommodation with a versatile blend of traditional and modern living spaces. The property occupies delightful grounds extending to approximately 0.23 of an acre, with attractive surrounding countryside views.

The ground floor has a practical and versatile layout, with the sitting room opening through to the dining room. The dual-aspect sitting room enjoys views over the secluded front garden and to the side, with an open fireplace providing a focal point. The fireplace is suitable for both coal and wood fires and is currently boarded while not in use, with an LPG point also available. The dining room has a convenient door to the kitchen, while bi-fold doors, currently temporarily removed following the installation of new carpets, separate the dining and sitting rooms and can readily be refitted. The dining room also has bi-fold doors opening into the garden room/conservatory. This light and useful space has solid timber flooring, power points and doors opening onto the surrounding garden, making it an ideal spot from which to enjoy the outlook.

A particular feature of the house is the recently refitted Dorset Kitchens-designed kitchen, completed in 2022. It is fitted with a good range of storage cupboards with solid oak doors, full-height units and granite work surfaces. Integrated appliances include an induction hob, extractor, dishwasher, double oven, combi-microwave and full-height fridge, while a boiling water tap adds further convenience. A central island provides additional storage and incorporates a breakfast bar for more informal dining.

Adjacent to the kitchen is a recently refitted utility room, also completed in 2022, with extensive full-length work surfaces and a double sink. There is space and plumbing for a washing machine and tumble dryer, together with space for a full-height freezer and a door providing access to the side of the house. Also on the ground floor is a study, which could equally be used as a fifth bedroom, together with a cloakroom and useful under-stairs cupboard.

On the first floor are four spacious double bedrooms. The principal bedroom is dual aspect and benefits from built-in wardrobes and a fully tiled en suite shower room with concealed shower. Completing the accommodation is a family bathroom with a P-shaped Whirlpool bath, shower over and concealed shower fittings.

The attic is fully boarded and benefits from lighting and power sockets, with loft access from the landing between bedrooms one and two. There is currently no loft ladder.





OUTSIDE

The level garden extends predominantly to the side and rear of the house, enjoying a particularly attractive setting adjoining the surrounding farmland and hills. The garden is held under two separate titles, with the approximate boundary between them indicated by a dotted line on the plan included.

A timber footbridge provides convenient pedestrian access across the stream, while a separate steel and timber bridge provides vehicular access and is suitable for cars. A five-bar gate gives access to the road. The remainder of the garden is predominantly laid to lawn, with a patio adjoining the house, together with deep flower borders, small trees including a stunning silver birch and mature shrubs. Further features include a greenhouse, timber garden shed and a separate timber workshop, both of which benefit from power and lighting.

To the side of the house is a single garage with an up-and-over door, power and lighting, together with off-road parking to the front and side. The front garden extends around to the side of the garage, where a pedestrian gate provides access to the rear.



SITUATION

Buckland Newton offers a good range of village amenities, including a village store, popular primary school, playing field, modern village hall, church and the 'Gaggle of Geese' public house.

The nearby towns of Sturminster Newton, Sherborne and Dorchester are approximately 10, 10.5 and 11 miles away respectively, providing a wider range of shopping, educational and recreational facilities. Dorchester is also home to Dorset County Hospital, offering a comprehensive range of healthcare services. Both Sherborne and Dorchester have mainline railway stations with regular services to London Waterloo, making the property well placed for those requiring access to the capital.

Cerne Abbas, approximately 4.5 miles away, provides further amenities including a doctors' surgery, pharmacy, village store and three public houses. The surrounding countryside is particularly attractive, with an extensive network of footpaths and bridleways providing excellent opportunities for walking and riding.



DIRECTIONS

what3words:///ditching.thinking.hobble

SERVICES

Mains, electricity, water and drainage are connected.
LPG central heating.

Broadband - Ultrafast speed available.

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

Council Tax Band: E (Dorset Council - 01305 251010)

MATERIAL INFORMATION

Part of the garden falls within a Conservation Area and an area designated as a Site of Special Scientific Interest (SSSI). Tree Preservation Orders (TPOs) apply to a number of trees within the property boundary.

The land on the eastern side of the stream is classified as agricultural land and is subject to a vehicular right of way in favour of the neighbouring property, providing access to their LPG tank. The right of way has been in place throughout the current owners' 31-year ownership of the property and, during this time, has been used only once.

We understand that a restrictive covenant is in place requiring the consent of the contiguous neighbour for any extensions or major external building works.

Photographs were taken in September 2026.



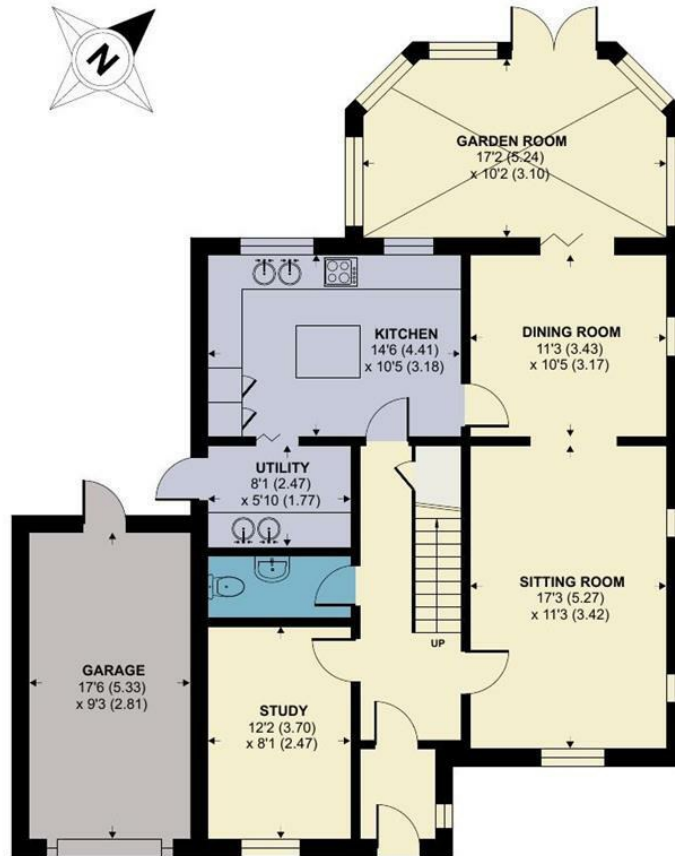
Hylands, Buckland Newton, Dorchester

Approximate Area = 1712 sq ft / 159 sq m

Garage = 161 sq ft / 14.9 sq m

Total = 1873 sq ft / 173.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

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

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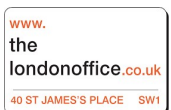
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Symonds & Sampson. REF: 1513577



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