




MORTON NEW
COUNTRY PROPERTIES

Kingston Lane, Hazelbury Bryan

A rare and exciting opportunity to acquire a detached home set in a truly outstanding rural position, enjoying stunning far-reaching countryside views and extending to just over 8 acres in total. Kingston Acre occupies an enviable edge-of-village setting, combining peaceful seclusion with excellent access to nearby towns and amenities.

The property offers comfortable accommodation with scope for modernisation and potential further development, subject to the necessary planning permissions. In addition to the main residence, the holding includes a substantial range of outbuildings, comprising stables and a large barn, making it ideal for those seeking an equestrian interest, smallholding lifestyle or future project potential.

With open fields, mature gardens and expansive land surrounding the property, Kingston Acre presents a lifestyle opportunity rarely available on the open market, all offered for sale with no onward chain.



The Property

Accommodation

Inside

The property is entered via a porch leading into a central hallway, providing access to the main living spaces. The sitting room is positioned to take advantage of the surrounding outlook, offering a comfortable reception room with views across the land and countryside beyond.

The kitchen is light and functional, while dated in style, offers a practical layout with scope for updating to suit a buyer's own taste and requirements. There is space for appliances and good natural light enhances the room.

The ground floor also includes a bathroom and additional living space, providing flexibility depending on individual needs.

To the first floor, the accommodation continues with two bedrooms, both enjoying pleasant outlooks across the surrounding land, and offering comfortable proportions for a main residence, guest accommodation or home office use.

Outside

Kingston Acre sits within a generous plot extending to approximately 8.21 acres, made up of gardens, paddock land and fields. The immediate garden area is mainly laid to lawn and enjoys a private setting with uninterrupted countryside views.

A particular feature of the property is the extensive range of outbuildings, including multiple stables, a large barn, greenhouse and shed, offering excellent storage and versatility for agricultural, equestrian or development purposes (subject to planning permission).

There is a designated parking area, and the land

provides a wonderful sense of space and privacy, with the surrounding fields forming a natural buffer from neighbouring properties.

Useful Information

Oil fired central heating

Private drainage

uPVC double glazed windows

EPC rating: D

Council Tax band: D

Tenure: Freehold

Offered for sale with no onward chain

Location

Kingston is a small and popular Dorset village, well regarded for its rural charm and strong sense of community. Nearby Hazelbury Bryan offers a village pub, church and local amenities, while the thriving market town of Sturminster Newton is only a short drive away, providing a wide range of shops, supermarkets, cafés, schooling and everyday services.

The area is well placed for access to Dorchester, Blandford Forum and Sherborne, all offering mainline rail links and further amenities, making the location ideal for those seeking a countryside lifestyle without isolation.

Postcode - DT10 2AR

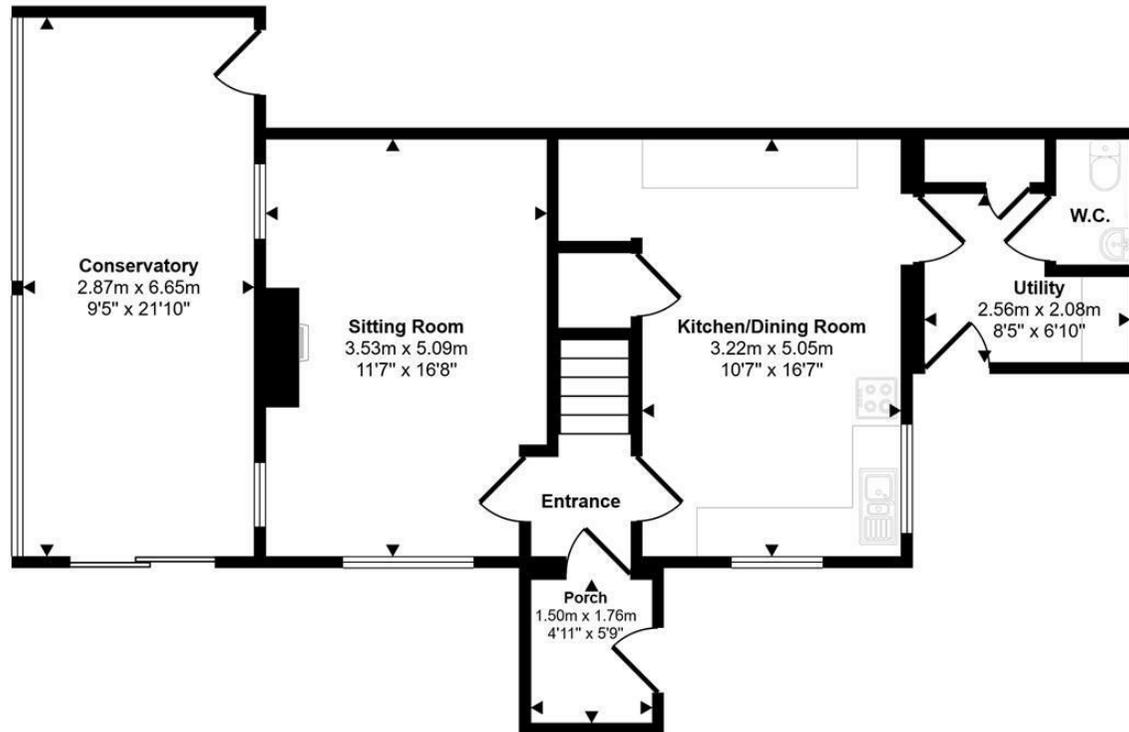
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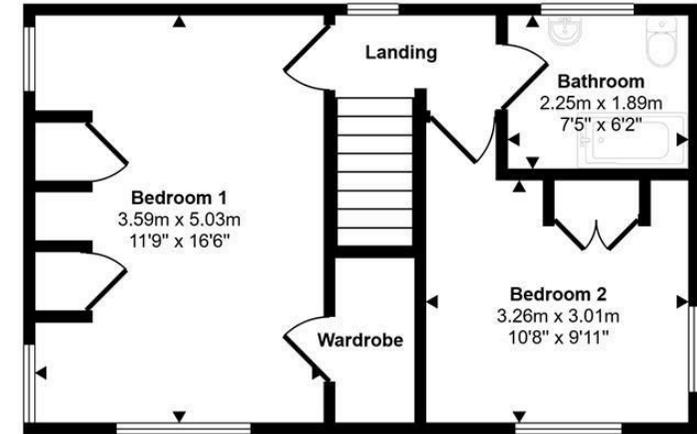
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Approx Gross Internal Area
112 sq m / 1207 sq ft



Ground Floor
Approx 71 sq m / 767 sq ft



First Floor
Approx 41 sq m / 440 sq ft

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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