



Broadclose





On the left side of the kitchen, there is a red-painted wall. A window with a white frame is set into this wall, with a decorative bird figurine on the sill. Below the window is a wooden cabinet with a black countertop. To the right of the cabinet is a black refrigerator. A clock is mounted on the red wall above the refrigerator. A microwave is on the counter to the left of the refrigerator.

The central kitchen area features a black countertop island with wooden cabinets underneath. A white dishwasher is integrated into the island. Behind the island is a stove with a stainless steel range hood. Above the stove are wooden upper cabinets. To the right of the stove is a toaster and a kettle on the counter. A window is visible behind the stove area.

The dining area is on the right side of the room. It features a wooden dining table covered with a red and white floral patterned tablecloth. Several wooden chairs are arranged around the table. On the wall behind the table, there is a large arched window, a framed picture, and a large black TV mounted high up. A small wooden side table with a penguin figurine is next to the table.

In the bottom left corner, a portion of a wooden chair or bench is visible, matching the dining furniture.



# Broadclose

Ansty, Dorchester, DT2 7PN

An impressive detached country residence with extensive outbuildings, paddock land and exceptional energy-efficient credentials, occupying a delightful semi-rural setting with far-reaching countryside views.

- Detached five bedroom home
- Large barn and workshop
- Two PV arrays with battery supporting heating, water & EV charger, plus £3,000 p.a. income
- Extensive driveway parking
- Council Tax Band G | EPC Band B
- Approx. 3,203 sq ft accommodation
- Approx. 2 acre paddock
- Private landscaped gardens with spacious paved terraces
- Smallholding
- Freehold

Guide Price £1,150,000

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### Situation

Situated within the picturesque and peaceful hamlet of Ansty, in the heart of the Dorset countryside, the property enjoys an idyllic village setting surrounded by rolling rural scenery. Ansty is a charming and highly regarded village, known for its attractive character and strong sense of community.

The village offers excellent local amenities including the highly acclaimed The Fox Inn, conveniently located next door to the property, together with a farm shop incorporating a post office and a village hall hosting a variety of community events. The surrounding countryside also provides superb walking and riding opportunities.

The property is ideally positioned midway between Blandford Forum and Dorchester, both offering an extensive range of shopping, leisure and educational facilities. The spectacular Jurassic Coast is within easy reach, with the iconic Durdle Door just over 30 minutes' drive away.

### The property

A substantial detached country residence occupying an attractive semi-rural setting with far-reaching views across adjoining countryside. The property combines generous family accommodation with excellent ancillary buildings, including a substantial barn and separate workshop, making it particularly well suited to purchasers seeking space for equestrian, hobby farming, storage or business use, subject to any necessary consents.

Constructed in an attractive traditional style with brick and tile-hung elevations beneath a pitched tiled roof, the house offers light and versatile accommodation extending to approximately 3,203 sq ft. The ground floor centres around a welcoming entrance hall leading to a superb dual-aspect sitting room with direct access onto the gardens and terraces, together with a spacious dining room ideal for entertaining. The kitchen/breakfast room is of excellent proportions and complemented by a pantry and adjoining utility room.

To the first floor are five well-proportioned bedrooms, including an impressive principal bedroom suite, served by two bathrooms.

Externally, the property enjoys beautifully maintained gardens and extensive paved seating terraces positioned to take advantage of the surrounding outlook. The grounds provide a lovely balance of open lawn, mature trees and established planting, creating an attractive and private family environment.

A particular feature is the substantial detached barn extending to approximately 2,095 sq ft together with a separate workshop, offering exceptional flexibility for storage, agricultural, recreational or workshop purposes.

### Accommodation

#### Ground Floor

Entrance Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, Pantry, Utility Room and Cloakroom.

#### First Floor

Principal Bedroom, Four Further Bedrooms and Two Bathrooms.

Approximate Gross Internal Area: 3,203 sq ft (297.6 sq m)

#### Outbuildings

Large Barn and Separate Workshop.

Total Overall Area Including Outbuildings: 5,447 sq ft (506 sq m)





### Outside

The property is approached via a spacious gravelled driveway providing ample parking and access to the outbuildings. The gardens and grounds are a notable feature, being predominantly laid to lawn with mature trees, established borders and open views over the surrounding countryside.

Extensive paved terraces adjoin the house, providing excellent areas for outdoor entertaining and al fresco dining. The barn and workshop are positioned conveniently away from the principal gardens and offer extensive storage and operational space.

The property is further complemented by approximately 2 acres of adjoining paddock land, providing excellent amenity space and lending itself particularly well to equestrian, smallholding or recreational use. The paddock enjoys a pleasant rural outlook and enhances the property's overall sense of space and privacy.

### Services

Mains electricity and water. Ground source heat pump providing domestic heating and hot water. The property also benefits from an extensive renewable energy installation incorporating solar photovoltaic panels, Tesla domestic battery storage and EV charging capability.

The first solar array comprises a 3.8 kW system operating within the FITs scheme, currently generating an income of approximately £3,000 per annum, index linked and tax free, with approximately 10 years remaining. A second 6.4 kW solar array operates without subsidy.

A Tesla domestic battery system with 27 kWh storage capacity is installed, together with a Zappi single phase 7.2 kW electric vehicle charger. The current owners advise that, through the intelligent use of off-peak electricity tariffs, battery storage and solar export, the overall energy costs effectively offset the running costs associated with heating the house, providing hot water and charging an electric vehicle, with the FITs income representing an additional benefit. Full fibre (fftp) Gbit internet to the services

Drainage is connected to the neighbouring public house sewage system, with a formal easement in place. The property is responsible for 5% of associated running costs and maintenance.

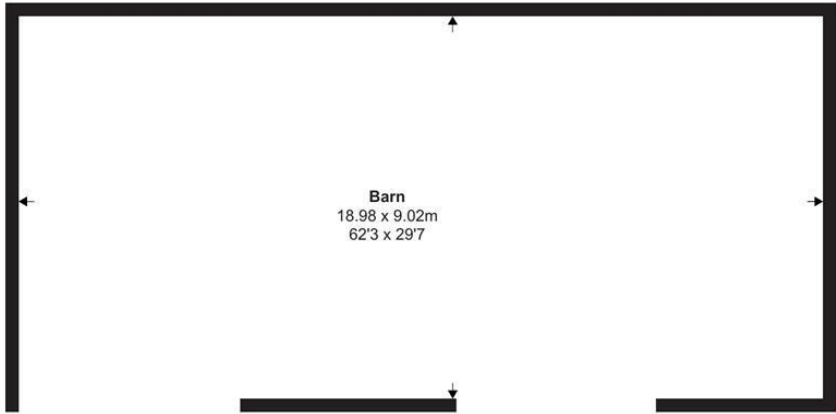
Prospective purchasers should satisfy themselves as to the working order and suitability of all services, fixtures and appliances.

### Directions

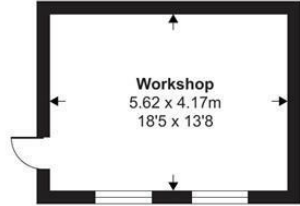
The property will be found by entering the Fox pub at Ansty, where the gates to the house will be found at the back left hand side of the car park.

What3words/////indulgent.slice.nimbly

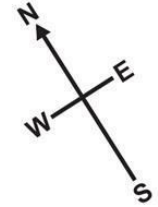
Approximate Area = 3203 sq ft / 297.6 sq m  
 Limited Use Area(s) = 149 sq ft / 13.8 sq m  
 Outbuilding = 2095 sq ft / 194.6 sq m  
 Total = 5447 sq ft / 506 sq m  
 For identification only - Not to scale



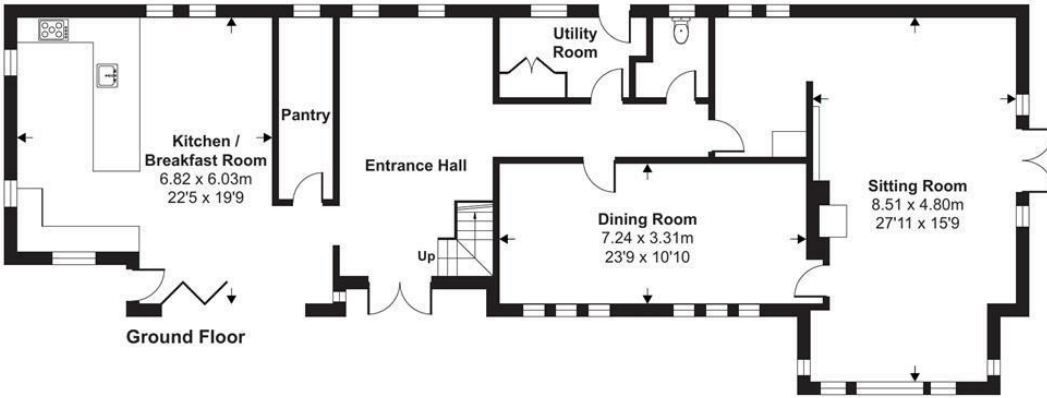
Outbuilding 1



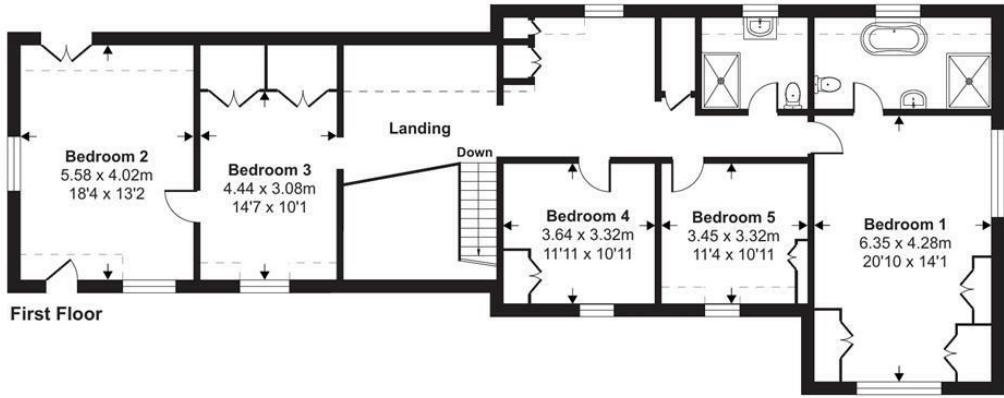
Outbuilding 2



Denotes restricted head height



Ground Floor



First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1458859



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>90</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

(Holiday Park)

