



Symonds
& Sampson

The Hollow

Sutton Hill, Sutton Waldron, Blandford Forum, Dorset

The Hollow

Sutton Hill
Sutton Waldron
Blandford Forum
DT11 8NP

A charming and spacious character home situated in a rural location enjoying an elevated position with wonderful countryside views. Offering versatile accommodation with a separate home office.



- Multi generation living
- Holiday lettings potential
- Rural setting with beautiful countryside views
- Several outbuildings including a home office
 - Spacious and versatile accommodation
 - Character features
 - EV Charging point

Guide Price £900,000

Freehold

Blandford Forum Sales
01258 452670
blandford@symondsandsampson.co.uk



THE PROPERTY

The Hollow is a charming and versatile character home offering spacious accommodation, situated in a wonderful rural location with outstanding views of the surrounding countryside. The property includes an annexe, which is ideal for multi generation living or for a holiday lettings business. The heart of the main home is the informal and sociable family / dining room boasting a fireplace with wood burner as a focal point; leading to a kitchen area comprising of a range of wall and base units with views of the side garden. The formal sitting room overlooks the front garden enjoying a sunny aspect, with a feature fireplace set with a wood burner and wooden flooring with French doors leading to the terrace.

The annexe section includes a reception room enjoying views of the front garden and connecting to the spacious kitchen/breakfast room, comprising of a range of blue wall and base units, set with a counter top, laid with stone flooring. The utility room includes built in storage and a sink with space for white goods, in addition there is a cloakroom.

A light inner hallway with a characterful wooden staircase rises to the landing, which includes a range of built in storage. The master bedroom includes a useful dressing room with built in storage and an ensuite bathroom comprising of a bath with overhead shower, basin and w.c. The second and third bedrooms are nice size double rooms, with the third including an ensuite shower room, comprising of a shower, basin and w.c. The fourth bedroom and the fifth bedroom have views to the rear. The family bathroom comprises of a shower, basin and w.c.





OUTSIDE

Approached by a shared road the property is accessed via a sweeping tarmac driveway rising to a parking area with space for several vehicles. Enjoying an elevated position the landscaped front garden enjoys a sunny aspect, and a good degree of privacy with established trees and hedgerows. An excellent sun terrace adjoins the house and is ideal for alfresco dining, steps lead to the front boundary lined with conifer trees. The remainder of the garden is laid to lawn and wraps around the side of the house. To the rear there is a large terrace with outstanding views of the surrounding countryside and benefitting from a clear

canopy providing shelter which enables year round use. There is a range of outbuildings including a substantial workshop and double garage with light and power, storage shed and a separate outside office/studio which is insulated, and has light and power making an ideal space to work from home.

SITUATION

Sutton Waldron is a village situated one mile from the larger villages of Fontmell Magna and Iwerne Minster. Iwerne Minster is one of North Dorset's most sought after villages. Located within the Cranborne Chase and in a

designated Area of Outstanding Natural Beauty, amenities include a village inn, general stores and Post Office, leisure centre and Parish Church. The nearby Georgian market town of Blandford Forum is approximately 7 miles with a range of commercial, shopping and sporting facilities. The Saxon Hilltop town of Shaftesbury is also approximately 7 miles with a range of facilities. The famous Jurassic coastline can be reached within approximately a 1 hour drive, with Poole Harbour approximately a 40 minute drive.

DIRECTIONS

[what3words///drawn.pothole.worry](https://www.what3words.com/drawn.pothole.worry)



SERVICES

Mains electricity and water. Private drainage. Oil fired heating. EV charge point.

MATERIAL INFORMATION

Dorset Council Tel: 01305 211970
There is ultrafast broadband and mobile coverage in the area, please refer to Ofcom's website for more details.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-forconsumers/advice/ofcom-checker>
<https://www.gov.uk/check-long-term-flood-risk>



Sutton Waldron, Blandford Forum

Approximate Area = 2372 sq ft / 220.3 sq m

Garage = 348 sq ft / 32.3 sq m

Outbuildings = 361 sq ft / 33.5 sq m

Total = 3081 sq ft / 286.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
For energy efficient - lower ranking costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	22-38		
G	1-21		
For energy efficient - higher ranking costs			
England & Wales			
EU Directive 2002/91/EC			



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1334457



Blandford/DJP/August 2025
Revised March 2026



01258 452670

blandford@symondsandsampson.co.uk
Symonds & Sampson LLP
7, Market Place,
Blandford, Dorset DT11 7AH



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT