

An aerial photograph of a single-story stone house with a brown tiled roof. The house features a large sunroom on the left side, a central white door with a glass canopy, and a large window on the right. The property is surrounded by a well-maintained green lawn, a gravel driveway, and various trees and shrubs. The sky is blue with some light clouds.

Symonds
& Sampson

Copse Hill Farm

Broad Oak, Sturminster Newton, Dorset

Copse Hill Farm

Broad Oak
Sturminster Newton
Dorset DT10 2HJ

A spacious and modern house boasting a stunning outlook with pasture and woodland



 12.42 acres

- A triple fronted ranch style detached bungalow
- Spacious living accommodation extending to over 2,500 ft²
 - Agricultural Occupancy Condition
 - Useful double garage with office over
- Stunning westerly views from all principal rooms
 - Timber stable block
- 3 pasture fields with pockets of mixed woodland
- Accessible position 1 mile from Sturminster Newton
- Further 6.72 acres available, guide price £100,000

Guide Price **£900,000**

Freehold

Sturminster Newton
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THE DWELLING

An individually designed ranch style dwelling with well-appointed spacious accommodation. The original bungalow was constructed in the early 1980's and was substantially extended and modernised in 2013 to create the open plan kitchen, multiple living rooms and the master bedroom suite with walk-in wardrobes and large ensuite bathroom. The original part contains 3 further bedrooms and a study. The principal rooms and 2 bedrooms enjoy patio door access onto a wraparound patio and lawned garden boasting stunning westerly views.

The dwelling benefits from a large, gravelled drive and parking area leading to a double garage with interconnecting door to the house and a large office over with external staircase.

THE LAND

Near the house are twin timber stables (12' x 12') and lockable feed room.

The land is situated in front of the dwelling and provides 3 fields of permanent pasture which for many years was grazed by the previous owners' Hereford suckler herd. Dotted around the periphery of the holding are 4 areas of mixed broadleaf woodland adding to the conservation and amenity value and providing a level of seclusion. There are two further access points from the highway.

LOCATION

The farm is situated in a private position on the edge of the hamlet of Broad Oak with Piddles Wood forming the eastern boundary. Only 1 mile north and visible from the house is the former market town of Sturminster Newton which provides a range of everyday facilities including primary and secondary schools, boutique shops, a small supermarket, leisure centre and 2 public houses. Lying in the beautifully rural Blackmore Vale, the larger towns of Sherborne, Blandford and Shaftesbury are all approximately 10 miles distant.

The area is renowned for its private schooling including Bryanston, Clayesmore, Leweston and the Sherborne schools, all within a 30-minute drive.

The world-famous Dorset Jurassic Coast is within a 60-minute drive.

On the doorstep are an abundance of lanes, footpaths and bridleways to enjoy country living to the full.



DIRECTIONS

From Sturminster Newton travel south over the River Stour turning off the A357 at The Bull Tavern and drive up the hill into Broad Oak. Take the first fork left up Copse Hill to the top to the last dwelling on the left before Piddles Wood.

What3Words: /// gurgled.twinkled.rosette

ADDITIONAL LAND

Below the main holding is a further 5 acre field of pasture land and small plantation of conifer and broadleaf woodland. The block enjoys a separate direct road access at the bottom and will have a right of access at the top. This field has a water meter and extends in total to 6.72 acres (2.72 hectares).

MATERIAL INFORMATION

Planning

The dwelling was granted consent in 1981, application no. 2/81/5(54) whereby condition 1 states the occupation of the dwelling shall be limited to a person solely or mainly employed or last employed in the locality in agriculture or forestry.

SERVICES

Mains electricity, mains water, mains gas central heating.

Private drainage.

Broadband coverage.

Good mobile coverage inside and out on most networks.

LOCAL AUTHORITY

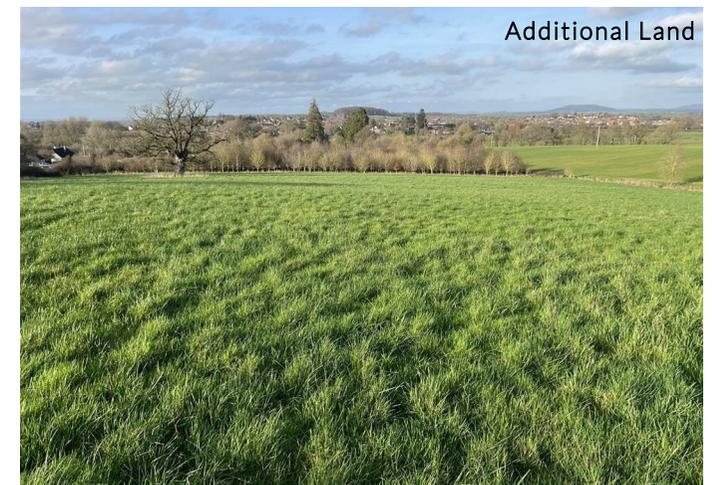
Dorset Council Tax Band E

EPC rating D

VIEWINGS

Strictly by appointment with Symonds and Sampson

Tel: 01258 472244



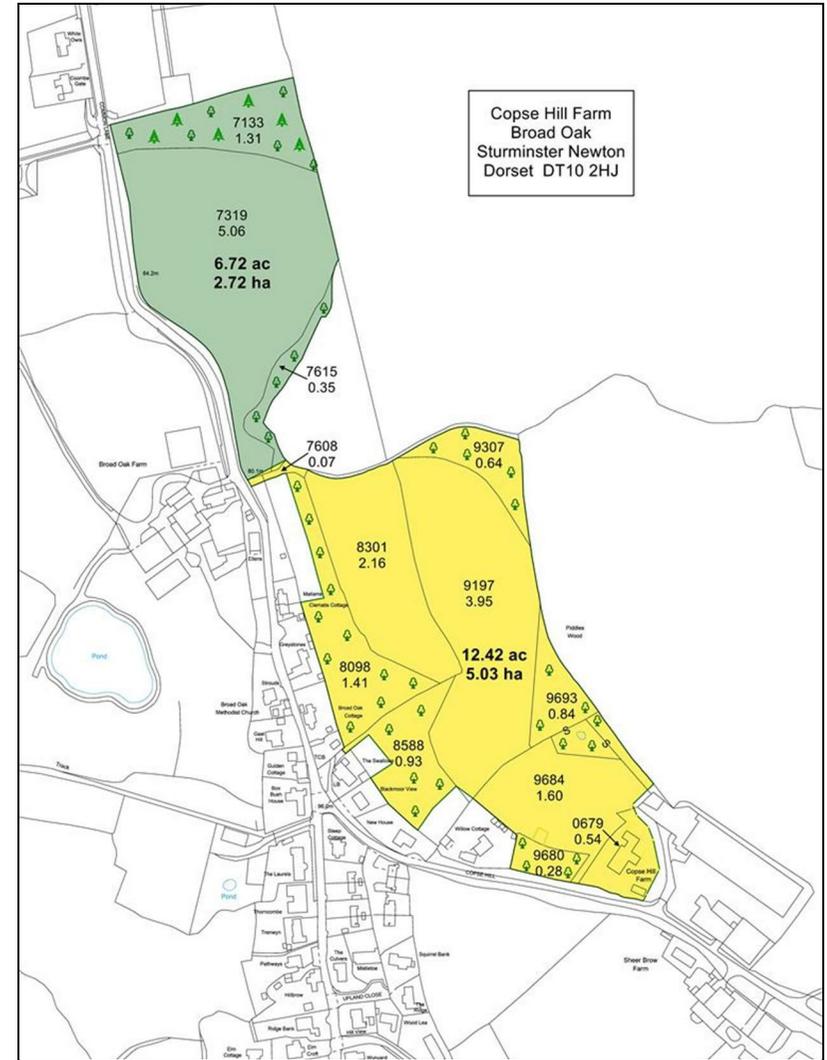
Copse Hill Farmhouse, Broad Oak, Sturminster Newton



Approximate Area = 2539 sq ft / 235.8 sq m
 Garage & Office = 661 sq ft / 61.4 sq m
 Total = 3200 sq ft / 297.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Symonds & Sampson. REF: 1405541



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