

A photograph of a single-story stone house with a dark tiled roof and a chimney. A wide gravel driveway leads to the front of the property. The house has white-framed windows and a small white porch. To the left is a greenhouse, and to the right is a shed. The garden is filled with various plants and trees, with a large tree's branches hanging over the top of the frame. The sky is blue with some clouds.

Symonds
& Sampson

Spring Hill

Todber, Sturminster Newton, Dorset

Spring Hill

Todber
Sturminster Newton
Dorset DT10 1JB

A reconfigured bungalow eco-home with adjoining field, wonderful southerly aspect and far-reaching views in a lovely rural location. In all 1.52 acres.



- 1737 sq ft detached bungalow
- Fine far-reaching views to distant hills
- South facing garden and terrace
- Superb 24' sitting room, large kitchen/dining room
 - Solar and air source - EPC Band A
- Excellent external storage and garaging
 - Adjoining 1.12 acre field

Guide Price **£695,000**

Freehold

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THE PROPERTY

Spring Hill is believed to have been originally built in the 1970s with further extensions added over time. The dwelling has had a complete internal renovation in the last five years and now offers extremely spacious and well laid out contemporary accommodation. The hall has ceramic wood effect floor with two double bedrooms set off it, along with the family bathroom. The kitchen has a lime stone flag floor and a full range of wall mounted and floor standing units. The kitchen opens into an excellent family dining space with large French doors to the terrace and wonderful views to the south. The sitting room is a fantastic 24' room, dual aspect with a wood-burning stove, ceramic tiled floor and French doors to the garden. Double doors from the kitchen open into an inner hall off which is the sitting room and the master bedroom which is a large dual aspect room with an ensuite bathroom. The utility room has a back door to outside, a sink, floor and wall unit and houses the plant for the air source heat pump and solar.

With an air source heat pump and the solar, the property is extremely energy efficient and has an EPC rating of band A minimising running costs.

OUTSIDE

The property is approached from the lane via a wooden five-bar gate on to a large stone gravel drive with parking for a number of cars.

The front garden is laid to lawn and there is an extremely useful large 31' barn / workshop with double doors and a further 24' garage with double doors to the front. There is a large greenhouse on to one side and on the other side a working area with raised beds, and a path with side gate to the back garden. There is a large terrace accessed from the kitchen, two ponds, good sized lawn and some mature beech hedges. A side gate from the garden leads directly into the 1.12 acre field which is currently a mixture of wild flower planting, fruit trees and grass with a 12 x 24 ft field shelter. Wonderful far-reaching southerly views over the adjoining countryside to the hills beyond.





SITUATION

Todber is a small rural village in the heart of the Blackmore Vale. Close by is Marnhull which is one of the largest villages in England with a thriving community life. It has two public houses, three churches, doctor's surgery, pharmacy, butcher, post office, hairdresser and beauty salon, many clubs and societies and is surrounded by beautiful countryside. There is a primary school in the village with secondary education at Gillingham and Sturminster Newton. There are a number of footpaths leading into the open countryside.

DIRECTIONS

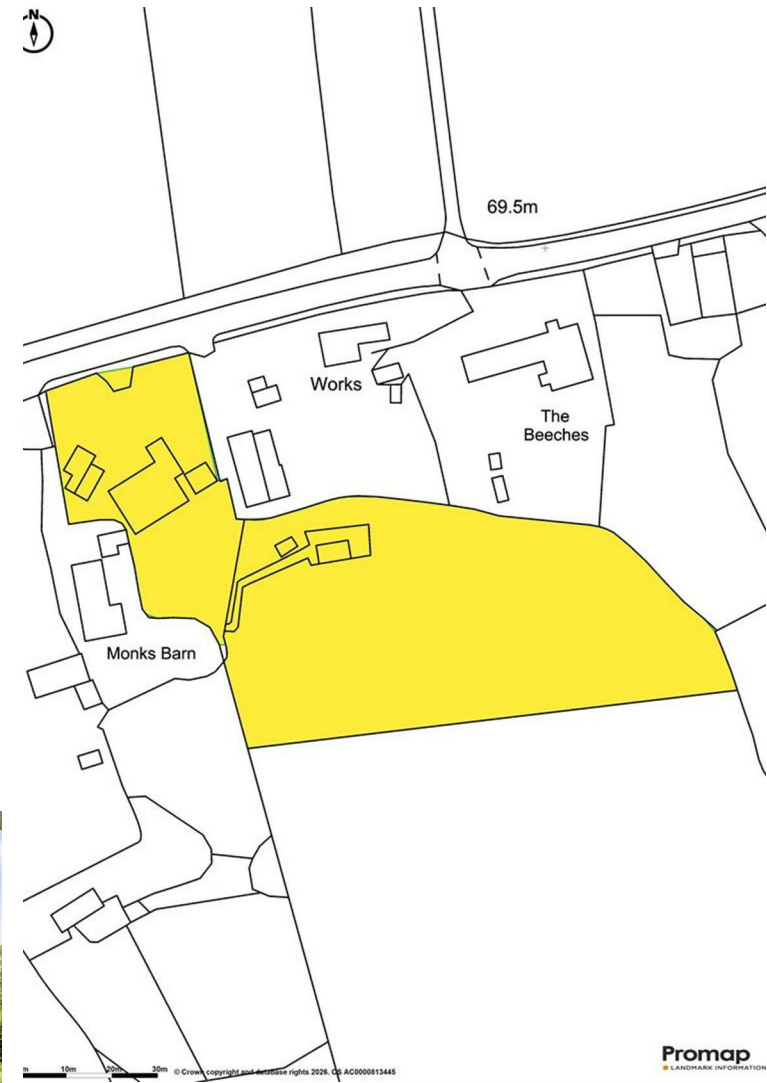
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SERVICES

Mains water and electricity are connected to the property.
Private drainage. Air source heat pump and solar panels.

MATERIAL INFORMATION

Fast fibre ultra fast broadband is connected to the property
- Wessex Internet
There is mobile coverage in the area, please refer to Ofcom's website for more details.
Council Tax Band: E
Dorset Council Tel: 01305 221000
Photographs taken July 2026





Todber, Sturminster Newton

Approximate Area = 1737 sq ft / 161.3 sq m

Outbuildings = 532 sq ft / 49.4 sq m

Garage = 242 sq ft / 22.4 sq m

Total = 2511 sq ft / 233.1 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). © nichecom 2026. Produced for Symonds & Sampson. REF: 1482769



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-95)		
B (81-91)		
C (69-81)		
D (55-69)		
E (39-55)		
F (21-39)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	94	98
EU Directive 2002/91/EC		



STU/GWB/0826



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