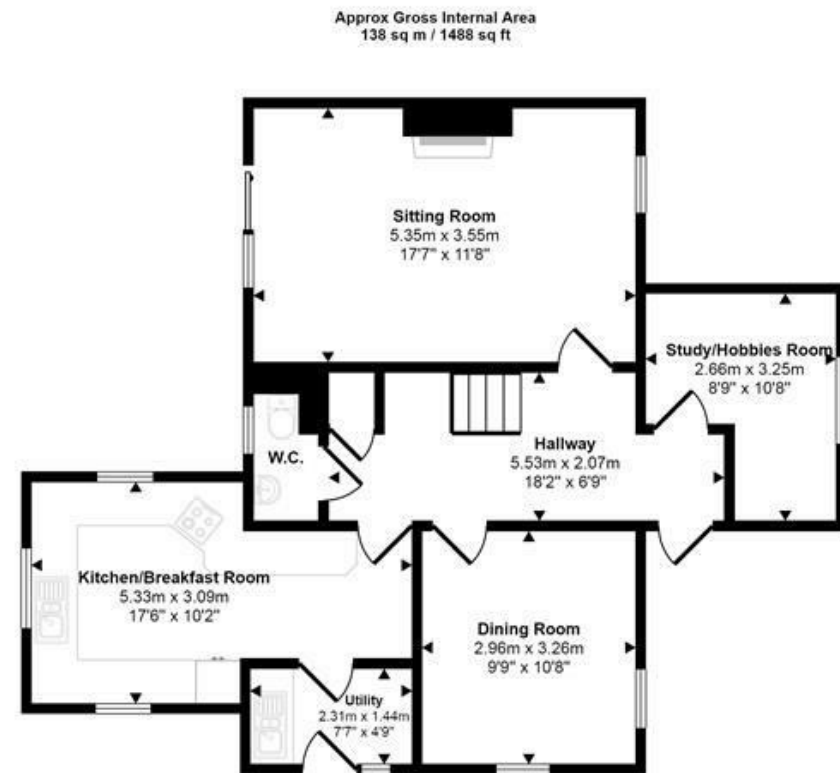
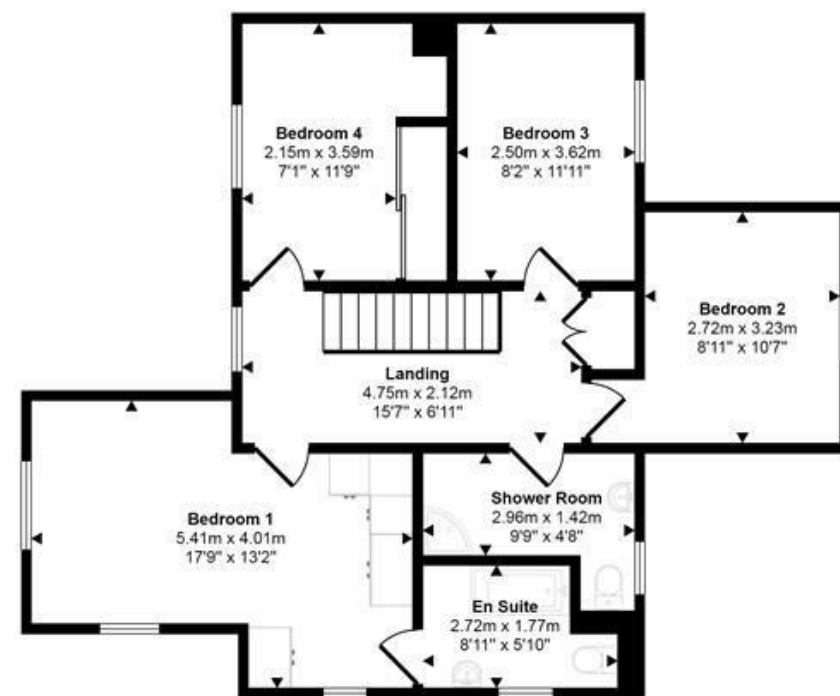




Ground Floor  
Approx 68 sq m / 735 sq ft



First Floor  
Approx 70 sq m / 753 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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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92-plus) A                                 |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   |                            |           |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |



## Ramsbury Kings Stag

Guide Price  
£650,000

A Countryside Playground for the Whole Family – 1.22 Acres of Adventure in King's Stag:-

Situated at the end of a peaceful cul-de-sac in the small village of King's Stag, this welcoming detached home offers the perfect blend of comfort, space, and countryside charm for family life.

From the moment you step inside, the generous entrance hall draws you into a warm and inviting sitting room, where a wood-burner glows in the fireplace – the perfect gathering spot on cosy winter evenings. There's a separate dining room for special family meals, and a third reception room ready to become a playroom, homework hub, or snug retreat. The bright kitchen/breakfast room, with its ample cupboards and built-in appliances, is made for busy mornings and supported by a handy utility and cloakroom. Upstairs, four double bedrooms ensure everyone has their own space, with the principal suite enjoying fitted wardrobes and a luxurious en-suite with a Jacuzzi bath for some well-earned grown-up indulgence. The property also boasts wholly owned solar panels, helping the environment and reducing outgoings.

Outside, a double garage and plenty of parking open into 1.22 acres of family-friendly land that's as much an adventure playground as it is a garden. The formal lawn is dotted with fruit trees for summer picking, while the horticultural area invites you to grow your own vegetables or keep a few chickens. A grassy meadow, hazel copse, and ornamental trees create endless places for hide-and-seek, and the wildlife pond brings nature right to your doorstep – from owls and buzzards to visiting deer and their fawns. Whether it's building dens, splashing in the pond, or stargazing on clear nights, this is a home where childhood can be lived to the fullest and family memories are made every day.





## The Property

### Accommodation

#### Inside

##### Ground Floor

The front door opens into a well proportioned and welcoming entrance hall with stairs rising to the first floor and doors leading off to the sitting room, study, dining room, kitchen and the cloakroom, which is fitted with a WC and wash hand basin. The spacious sitting room benefits from a double aspect with a window to the front and sliding door out to the rear paved patio. There is a fireplace with a timber surround, marble slip and granite hearth plus a wood burner. The formal dining room is large enough to hold family gatherings and entertain friends. There is also a further reception room, which makes a great study or hobbies room.

The kitchen has a triple aspect overlooking the rear garden. It is fitted with a range of wood units consisting of floor cupboards - some with drawers, and open ended display shelves, plus a useful pull out table, separate drawer unit and eye level cupboards and cabinets. You will find a generous amount of work surfaces (including a breakfast bar) with a tiled splash back and a one and a half bowl stainless steel sink and drainer with a swan neck mixer tap. The fridge and dishwasher are integrated and the double electric oven is built in with storage above and beneath. You will also find a ceramic hob with an extractor hood above. For practicality, the floor is laid in an attractive ceramic tile effect vinyl that continues into the utility room and is also in the cloakroom. This is fitted with floor and eye level cupboards, work surface and has plumbing for a washing machine. It also houses the oil fired condensing boiler and the solar panel controls. A door leads out to the side of the house.

##### First Floor

Stairs rise to a bright and spacious galleried landing with access to the loft space, which has a drop down ladder, mostly boarded and benefits from a light, and the airing cupboard that houses the hot water cylinder and is fitted with an Eddi. Doors lead off to the bedrooms and main shower room. This is fitted with a corner shower cubicle, pedestal wash hand basin and a WC.

All four bedrooms are double sized, bedroom four has fitted wardrobes and the very generously sized principal bedroom benefits from a double aspect overlooking the rear garden and the adjoining land. It benefits from a range of built in wardrobes and an en-suite bathroom, which is fitted with a stylish modern suite consisting of a Jacuzzi bath with central swan neck mixer tap and pull out shower attachment, WC and pedestal wash hand basin,

#### Outside

##### Double Garage and Parking

The property is located at the top left hand side of the cul de sac where timber gates opens to a stone chipped

drive with space to park four cars comfortably and leads up to the double garage. This has two up and over doors, fitted with light and power and a personal door to the side that opens to the rear garden. It is currently divided into two sections, however, it could easily be re-converted into one space. The overall measurement is 5.64 m x 5.74 m/18'6" x 18'10".

##### Garden

The formal garden lies mostly to the side and rear of the house and are predominately laid to a lawn, interspersed with pear, apple and plum trees plus a Mediterranean style garden to the side of the house. There is a paved seating area, poly-tunnel and water tap plus a Zappi EV charging point. The garden is fully enclosed, enjoying a sunny and private aspect.

##### The Land

This lies to the rear of the house and accessed via a timber gate that opens into a triangular shaped area where there are numerous sheds and storage areas, fruit bushes and plum, apple and cherry trees. From here, at gate opens to a public path and a gate that opens to the rest of the land. At the top of the field there are hazel trees, whilst at the bottom there is a small copse of ornamental flowering trees plus a wildlife area and pond.

### Useful Information

Energy Efficiency Rating C

Council Tax Band F

uPVC Double Glazing

Oil Fired Central Heating from a Condensing Boiler

Mains Drainage

Freehold

1.22 Acres part horticultural

Wholly Owned Solar Panels helping to reduce bills and a Zappi EV charging point

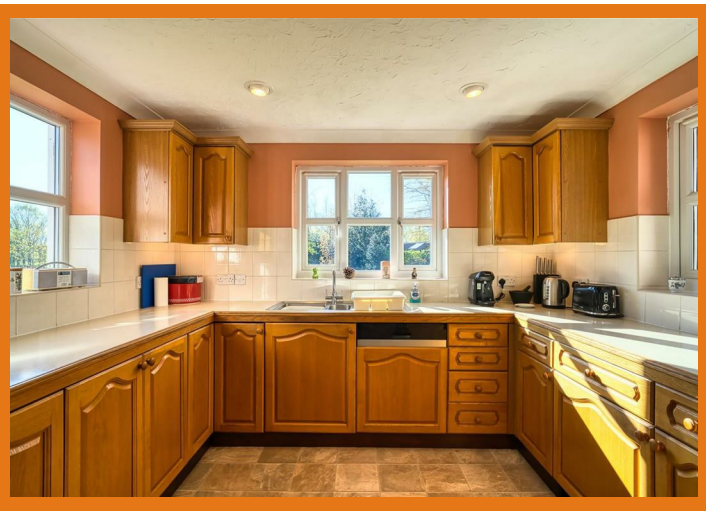
### Location and Directions

King's Stag is a small rural hamlet in north Dorset's Blackmore Vale, about three miles west of Sturminster Newton. Known for its tranquil setting and the charming King's Stag Memorial Chapel, built in 1914, the hamlet centres around a crossroads with The Green Man pub, a popular stop for walkers exploring the surrounding countryside and nearby Stock Gaylard Deer Park.

Everyday essentials can be found in nearby Hazelbury Bryan, with wider facilities in Sturminster Newton, and the larger historic towns of Sherborne, Blandford Forum, and Dorchester all within easy reach. The area is well served by both state and independent schools.

Postcode - DT10 2AZ

What3words - ///splat.sideburns.sniff



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.