

Rolfe East



Fosters Hill, Holwell, DT9 5LQ

Guide Price £925,000

- SUBSTANTIAL (3202 SQUARE FEET) DETACHED HOUSE IN POPULAR DORSET VILLAGE.
- 16 SOLAR PANELS ON FEED-IN TARIFF.
- OIL FIRED CENTRAL HEATING, MULTI-FUEL BURNER AND uPVC DOUBLE GLAZING.
- SHORT DRIVE TO SHERBORNE TOWN AND RAILWAY STATION TO LONDON WATERLOO.
- STANDING IN A LEVEL PLOT AND GARDENS EXTENDING TO 1.12 ACRES.
- FABULOUS COUNTRYSIDE VIEWS.
- SUPERB DECORATIVE ORDER THROUGHOUT.
- DRIVEWAY PROVIDING OFF ROAD PARKING FOR 10+ CARS AND QUADRUPLE GARAGE.
- FIVE BEDROOMS - ONE IS GROUND FLOOR PROVIDING ANNEX POTENTIAL OR OFFICE.
- SHORT WALK TO NEARBY COUNTRYSIDE.

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The Post House Fosters Hill, Holwell DT9 5LQ

'The Post House' is a very spacious (3202 square feet), modern, detached house situated in a fantastic level plot and extensive, stunning gardens extending to just over an acre (1.12 acres approximately) in the heart of a pretty Dorset village. The gardens boast various outbuildings, sheds and greenhouses. There is private off road driveway parking for eight to ten cars leading to a huge, detached quadruple garage with playroom and office above. The house benefits from uPVC double glazing, oil-fired radiator central heating, a cast iron multi-fuel burning stove and 16 solar panels with feed in tariff. The well laid out accommodation is deceptively spacious, flexible and boasting good levels of natural light from a sunny southerly aspect at the front. The property offers tremendous scope to extend and reconfigure to incorporate a self-contained annex or holiday let (subject to the necessary permission). The accommodation comprises entrance porch, large entrance reception hall, sitting room, dining room, recently fitted kitchen / breakfast room, conservatory, ground floor WC / cloakroom, ground floor double bedroom five / office with en-suite wet room and utility room. On the first floor, there is a large landing area, master bedroom with en-suite shower room, three further double bedrooms and a family bathroom. There are countryside walks nearby the front door – ideal as you do not need to put the children or the dogs in the car! The property is situated in the pretty village centre. Holwell is a lovely hamlet that is a short drive to the picturesque, historic abbey town centre of Sherborne with a coveted boutique high street and bustling out and about culture, markets, cafes, Waitrose store, restaurants, world famous private schools, breath-taking abbey building and mainline railway station making London Waterloo in just over two hours. THIS RARE AND UNIQUE PROPERTY MUST BE VIEWED TO BE FULLY APPRECIATED.



Council Tax Band: F



Sherborne has also recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House.

This excellent property is perfect for those mature couples looking to settle in their ultimate west country village home, aspiring family buyers, cash buyers from the South East and London possible linked with the excellent local private schools and indulging in the 'race for space', the pied-a-terre market, rental / holiday rental market and much more.

Paved pathway to front door, uPVC double glazed front door and side light to

ENTRANCE PORCH: 5'10 maximum x 4'11 maximum. Ceramic floor tiles, electric light. uPVC double glazed front door leads to

ENTRANCE RECEPTION HALL: 17'6 maximum x 6'9 maximum. An excellent greeting area providing a heart to the home, uPVC double glazed window to the front. Staircase rises to the first floor. Door leads to understairs storage cupboard space, radiator. Panel doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM: 26'11 maximum x 12'4 maximum. An impressive main reception room, large uPVC double glazed window to the front enjoying a sunny southerly aspect. The room enjoys excellent natural light, moulded dado rail, three radiators, cast iron multi-fuel burning stove with brick paved fire surround and hearth, telephone point, TV point. Sliding double glazed patio doors lead from the sitting room through to the

CONSERVATORY: 16'7 maximum x 11'7 maximum. uPVC double glazed construction with views across the rear garden, double glazed windows to both sides and rear, double glazed clear roof with two opening roof lights, ceramic floor tiles, radiator, light and power connected, uPVC double glazed double French doors to the side.

DINING ROOM: 10'7 maximum x 12'1 maximum. uPVC double glazed window to the front, sunny south facing aspect, radiator.

KITCHEN BREAKFAST ROOM: 13'9 maximum x 10'3 maximum. A recently replaced Shaker-style kitchen comprising quartz worksurface and surrounds, quartz splashback, inset ceramic one and a half sink bowl, drainer unit, mixer tap over, inset electric ceramic hob with timer facility, a range of drawers and cupboards under, corner carousel unit, built in eye level electric oven and grill with microwave, integrated fridge and freezer, a range of matching wall mounted cupboards and glazed display cabinets, fitted larder cupboard, under unit lighting, ceramic floor tiles, radiator, uPVC double glazed window to the rear overlooks the rear garden, inset feature ceiling lighting. Panel door leads to the

UTILITY ROOM: 16'7 maximum x 6'5 maximum. A range of fitted units, laminated worksurface, tiled surrounds, inset stainless steel sink bowl and drainer unit, mixer tap over, a range of drawers and cupboards under, integrated fridge, cupboard houses water softener, space and plumbing for dishwasher, washing machine and tumble dryer, floor standing Grant oil fired boiler, a range of matching wall mounted cupboards, uPVC double glazed window to the rear overlooks the rear garden, radiator, ceramic floor tiles, uPVC double glazed door to the rear. Panel door from the utility room leads to

GROUND FLOOR BEDROOM FIVE / RECEPTION ROOM FOUR: 16'9 maximum x 15'7 maximum. A generous ground floor double bedroom or extra reception room, uPVC double glazed window to the front enjoying a sunny southerly aspect, three radiators, telephone point, TV point, fitted wardrobe. Panel door leads to

EN-SUITE WET ROOM: 9'11 maximum x 3'11 maximum. Fitted low level WC, wash basin in worksurface with cupboards under, shower area with floor drain and wall mounted mains shower over, shower rail, tiled walls, chrome heated towel rail, extractor fan, uPVC double glazed window to the side. Panel door from the entrance hall leads to

CLOAKROOM / WC: 6'9 maximum x 3'8 maximum. Fitted low level WC, fitted wash basin, uPVC double glazed window to the rear, chrome heated towel rail, tiled walls and floor.

Staircase rises from the entrance reception hall to the

FIRST FLOOR LANDING: 14'8 maximum x 9'5 maximum. uPVC double glazed window to the front enjoying countryside views beyond neighbouring properties and a sunny southerly aspect, radiator. Ceiling hatch to loft space. Panel door lead to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelves, EDDI energy converter linked to solar panels. Panel doors lead off the landing to the first floor rooms.

MASTER BEDROOM: 12'3 maximum x 10'5 maximum. A generous double bedroom, uPVC double glazed window to the rear overlooks the main rear garden, radiator, TV point, doors lead to extensive fitted wardrobe cupboard space. Panel door leads to

EN-SUITE SHOWER ROOM: 7'6 maximum x 5'3 maximum. A white suite comprising fitted low level WC, wash basin in worksurface with cupboards under, mixer tap over, double sized shower cubicle with wall mounted mains shower over, tiled walls and floor, chrome heated towel rail, uPVC double glazed window to the rear, shaver point.

BEDROOM TWO: 11'2 maximum x 10'2 maximum. A second generous double bedroom, uPVC double glazed window to the front with a sunny southerly aspect, radiator, fitted wardrobe.

BEDROOM THREE: 10'3 maximum x 8'9 maximum. A further double bedroom, uPVC double glazed window to the rear overlooks the rear garden enjoying countryside views, radiator, TV point.

BEDROOM FOUR: 12'7 maximum x 7'6 maximum. uPVC double glazed window to the front, radiator, TV point, fitted wardrobe.

FAMILY BATHROOM: 8'1 maximum x 5'7 maximum. A white suite comprising low level WC, wash basin over storage cupboards, panel bath with glazed shower screen over, mains shower tap arrangement, ceiling mounted mains shower, uPVC double glazed window to the side, radiator, shaver point.

OUTSIDE:

This impressive property stands in a large generous level plot and exquisite gardens extending to 1.12 acres approximately.

Double hardwood timber gates give vehicular access to a private enclosed sweeping driveway

approach providing off road parking for 6 cars or more. The front garden gives a good depth from the lane and is laid to lawn, enclosed by mature trees and hedges. There is a south facing front patio seating terrace with outside light and security lighting. Timber side gate gives access to the rear.

Further double timber hardwood gates give vehicular access from the front driveway to a side driveway and rear turning bay, providing further off-road parking for another 6 cars, outside security lighting, outside tap. Driveway leads to

DETACHED QUADRUPLE GARAGE: 19'8 in depth x 37'5 in width. Two powered roller garage doors, light and power connected, space for freezer, personal door to the side. Utility area with work surface and sink, wall mounted cupboards, base units. Panel door from the garage leads to

GARDENERS WC: Fitted low level WC, light connected.

Internal staircase from the inside of the garage rises to the first floor.

FIRST FLOOR ROOM ONE: 11'8 maximum x 10'8 maximum. Double glazed window to the side, Velux window, door leads to eaves storage cupboard space. Further doors leads to

STUDIO ROOM / OFFICE: 25'4 maximum x 10'8 maximum. Two double glazed Velux windows to the side, double glazed window to the rear overlooks the rear garden, light and power connected.

MAIN GARDEN:

The main garden is situated at the rear of the property and is laid to lawn. There is a large stone paved patio sun terrace with outside security lighting, outside tap, outside power point, substantial greenhouse at the side of the property, area to store recycling containers and wheelie bins, oil tank, fruit nets and vegetable garden.

The rear garden is particularly pretty and boasts a vast variety of flowerbeds and borders including many mature trees, plants, fruit trees and shrubs,

POTTING SHED: 9'7 x 7' maximum.

GARDEN STORE: 9'10 maximum x 6'10 maximum.

TIMBER SUMMERHOUSE: Requiring some improvement.

An area of orchard enjoying a selection of mature fruit trees.





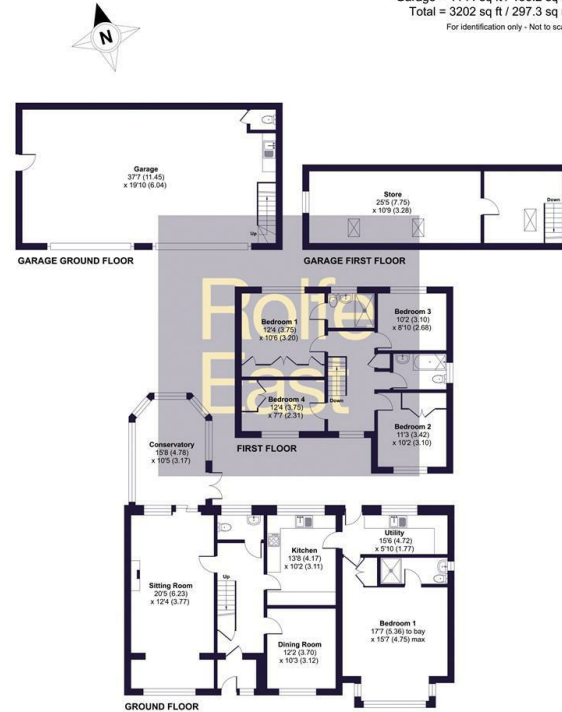
The Post House, Fosters Hill, Holwell, Sherborne, DT9

Approximate Area = 2058 sq ft / 191.1 sq m

Garage = 1144 sq ft / 106.2 sq m

Total = 3202 sq ft / 297.3 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). © richcom 2026. Produced for Rolfe East Sherborne Ltd. REF: 140020



Directions

Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		