

Symonds
& Sampson



Stony Lodge

Fosters Hill, Holwell, Sherborne, Dorset

Stony Lodge

Fosters Hill

Holwell

Sherborne

DT9 5LQ

Situated in the heart of the Blackmore Vale countryside, this substantial detached three-bedroom property offers well-proportioned accommodation across two floors. While it would benefit from modernisation, the house provides a solid foundation with generous living spaces, a large south-facing garden, and excellent potential throughout. With all the key elements already in place, it presents a fantastic opportunity to create a wonderful home in a desirable rural setting.



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- Substantial detached three bedroom property
- Three well proportioned reception rooms
 - Ensuite to the master bedrooms
 - Countryside views
 - South facing garden
 - Double garage
 - Air source heating
 - Solar panels

Guide Price **£500,000**

Freehold

Sherborne Sales
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THE DWELLING

Set in the heart of a sought-after village, this detached three-bedroom property offers spacious accommodation across two floors. Extending to approximately 2,207 sq ft, the house provides flexible living spaces and three well-proportioned bedrooms. While in need of modernisation, the property sits on a generous plot, enjoys pleasant views, and represents a rare opportunity to enhance an already substantial property in a desirable village setting.

ACCOMMODATION

Upon entering through the front porch, the entrance hall opens out to three versatile ground floor reception rooms, along with a cloakroom. The living room features French doors that lead into the conservatory, providing an additional reception space. The kitchen, designed to cater to all culinary needs, is fitted with solid wood cabinetry and offers ample space for a dining table or breakfast area. From the kitchen, a utility room provides space for white goods and includes an internal door to the double garage, as well as external access to the rear garden.

Upstairs, the spacious landing includes built-in storage and leads to three well-proportioned bedrooms, all of which benefit from fitted wardrobes. The principal bedroom enjoys the use of an en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.

GARDEN

The beautifully positioned south facing rear garden is predominantly laid to lawn, with a paved patio area adjoining the rear of the house. Mature hedging encloses the garden, complemented by established flower beds, shrubbery, and a charming water feature. Side access connects the garden to the front of the property, where the air source heat pump is located.

To the front, a large gravelled driveway provides ample off-road parking and leads to the double garage, which is accessed via electric doors.

MATERIAL INFORMATION

Mains electric, water and drainage are connected to the property.
Air source heating.

Broadband - Ultrafast broadband is available.
Mobile phone network coverage is limited inside and is likely outside on most major networks.
(Information from Ofcom <https://www.ofcom.org.uk>)
Dorset Council
Council Tax Band: F

We believe the solar panels are owned outright by the property; however, this has not been confirmed by the

sellers representative.

Awaiting grant of probate.

SITUATION

The village is located 6 miles to the south of Historic Sherborne where the main shopping street offers a wide range of shops, local businesses and facilities including a Waitrose & Sainsbury's supermarket. Other towns within close driving distance of the property include the regional centre of Yeovil (11 miles) and the county town of Dorchester (15 miles). Sherborne also has an excellent range of schools with two primary schools within the town, both feeding to The Gryphon School for secondary education. Independent schools in the area include the Sherborne schools, Leweston, Hazelgrove and Bryanston schools. Sherborne has a regular mainline service to Waterloo taking about 2.5 hours and there is a fast train service from Castle Cary (12 miles) to Paddington, which takes about 90 minutes. Bournemouth, Bristol and Exeter Airports are all easily accessible.

DIRECTIONS

What3words - [///motivates.apple.tripods](https://www.what3words.com/what3words/motivates.apple.tripods)





Holwell, Sherborne

Approximate Area = 2207 sq ft / 205 sq m

Garage = 304 sq ft / 28.2 sq m

Total = 2511 sq ft / 233.2 sq m

For identification only - Not to scale

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) 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 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1293476



Sherb/JM/0826



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