



HESELDEN HOUSE

WONSTON, HAZELBURY BRYAN, DORSET DT10 2EE

JACKSON-STOPS 

HESELDEN HOUSE
MARSH LANE, WONSTON, HAZELBURY BRYAN, STURMINSTER
NEWTON, DORSET DT10 2EE

A VERY INDIVIDUAL CONTEMPORARY HOUSE IN
A GLORIOUS POSITION ON THE EDGE OF THE
VILLAGE WITH OUTSTANDING VIEWS



DISTANCES

STURMINSTER NEWTON 4 MILES
BLANDFORD FORUM 12 MILES
SHERBORNE 10 MILES
DORCHESTER 15 MILES
(ALL DISTANCES ARE APPROXIMATE)

KEY FEATURES

- Perfect edge of village location
- Unique contemporary (1960's) house
- Wonderful far reaching views
- Generous versatile accommodation
- Drawing room with open fire and lovely outlook
- Central dining hall with similar outlook
- Kitchen/breakfast room and separate utility room
- Study and 3rd reception/ground floor bedroom
- 4 good bedrooms and family bathroom
- Ample parking and space for garage (subject to PP)

DESCRIPTION

Heselden House is a unique contemporary detached house designed and built in the late 1960's in a glorious location. During the 70's and 80's it became the parish rectory and was considerably altered and extended. The current owners acquired the house in 2011 and have carried out a very thorough refurbishment including installation of a superb new kitchen breakfast room, new bathrooms and high quality new windows and doors. The attractively presented accommodation is flexible and well organised, and comprises a large open dining hall with American oak flooring, a smart kitchen/breakfast room and a drawing room with an attractive fireplace, all three of these rooms have bi-fold doors and enjoy a lovely southerly outlook. A 3rd reception room (ground floor bedroom), study, utility room and a cloakroom complete the ground floor, and upstairs there are four good bedrooms,

a family bathroom, separate WC, and a small en-suite to the master bedroom. All of these positive features combined with the great location make Heselden House a perfect home for an active family or for retirement, with busy village life right on the doorstep.

OUTSIDE

The large garden is an important feature of the property, being largely south facing and elevated so that it can be enjoyed with a high degree of privacy. The house itself is situated towards the back of the garden with double doors in all the main reception rooms opening onto a large timber deck where you can sit and enjoy the fine view across the garden and open countryside towards Bulbarrow. In the far corner of the garden double gates open onto a tarmac drive which leads up between two attractive borders with ornamental hedges to a parking area beside the house. Either side of the drive there are two distinct areas of garden, in front of the house a large lawn has well-kept borders and on the other side, another lawn is interspersed with vegetable beds and fruit trees. There is plenty of space off the parking area to build a garage subject to planning permission and a simple covenant.

SITUATION

Heselden House is nicely situated on the outskirts of Hazelbury Bryan, a thriving and popular Dorset village surrounded by some of the prettiest countryside in this part of the West Country. The village has a recently refurbished shop and Post Office, a pub (The Antelope), a successful primary school and a village hall with a visiting doctor's surgery (from Cerne Abbas). More local amenities are nearby in Sturminster Newton, and it is only a short drive into historic Blandford Forum with its Georgian market square, M&S food hall, Tesco and Lidl superstores or the Abbey town of Sherborne where there is a popular shopping area and Waitrose. The surrounding countryside, much of which is an Area of Outstanding Natural Beauty (AONB), offers lots of good opportunities for recreation and sport. There is excellent walking, riding and cycling all around the village and Poole Harbour and the famous Jurassic Coastline are less than an hour's drive away. This part of Dorset has also become well known for its highly rated schools. As well as a popular village primary school, Sturminster Newton, Blandford and Sherborne all have good state secondary schools, and independent schools nearby include Sherborne, Bryanston, Claysmore and Milton Abbey along with Knighton House, Hanford, Sandroyd and Port Regis prep schools. There are railway stations nearby in Sherborne and Gillingham with regular trains to London Waterloo and the West Country, and the A303 is about 20 miles to the north bringing London within reasonable driving distance via the M3.



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APPROXIMATE GROSS INTERNAL AREA (INCLUDING ATTIC STORAGE ROOM) 198.9 SQ M / 2141 SQ FT (OF WHICH 4.5 SQ M / 48 SQ FT IS REDUCED HEADROOM)

PROPERTY INFORMATION

Services: Mains water, drainage and electricity are available at the property. Oil fired central heating. Good broadband service.

Local Authorities: Dorset Council. (01305) 221000 / www.dorsetcouncil.gov.uk

Council Tax: Tax Band F. Current charge for the year 2019/20 £2,853.70

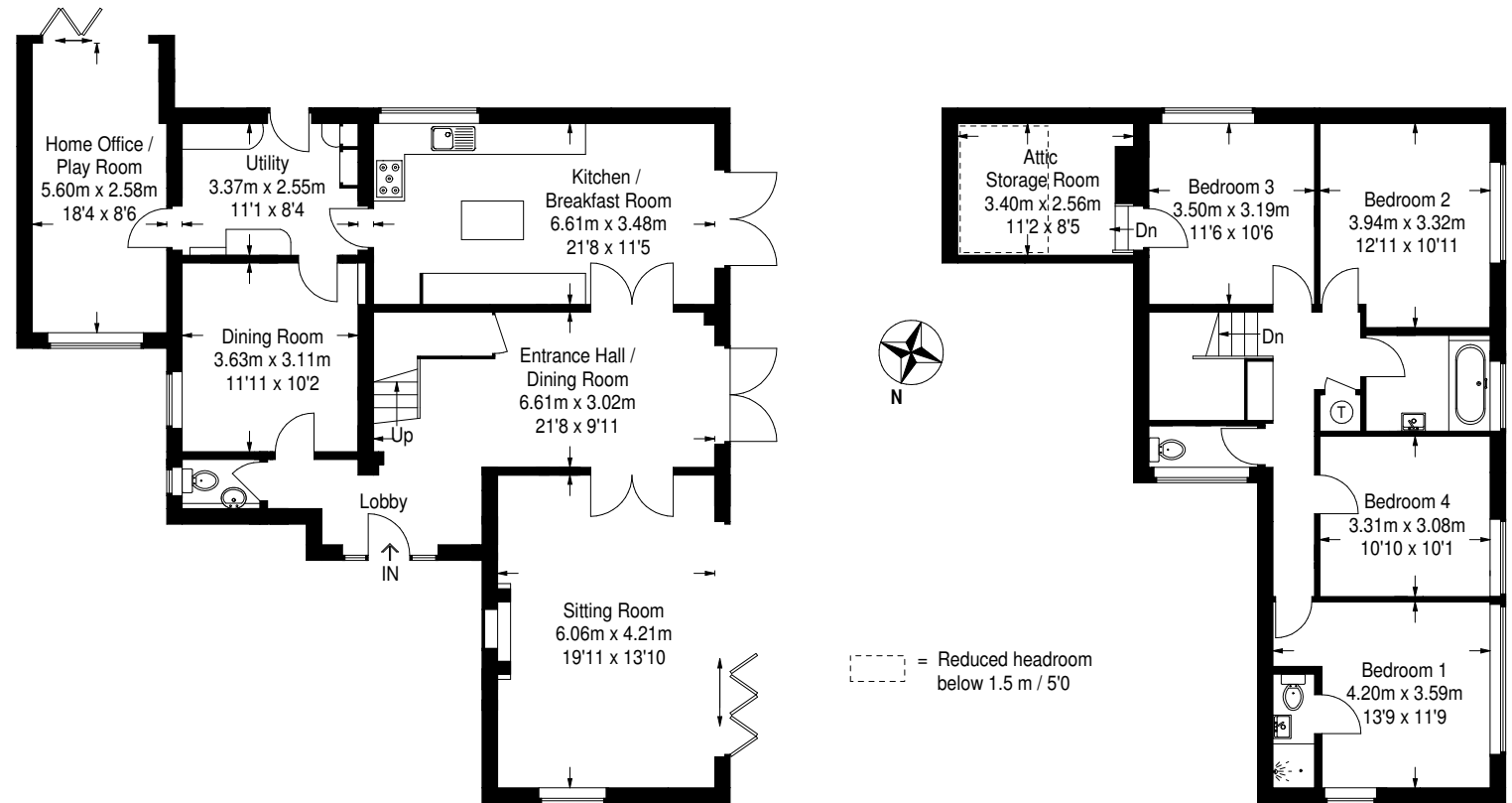
EPC: Currently Band D.

DIRECTIONS (DT10 2EE)

From Blandford head north towards Shaftesbury on the A350 and at the 1st traffic lights turn left over the river bridge on to the A357 towards Sherborne and Sturminster Newton. Follow this road through Durweston and Shillingstone, and you will eventually come to the traffic lights on the river bridge at Sturminster Newton. Go straight over the lights towards Sherborne and after 1/2 a mile turn left to Hazelbury Bryan and follow the lane into the village (about 4 miles). Keep going through the village past the pub then the village hall (both on the right) ignoring all the right turns until you reach Marsh Lane, the turning to Stoke Wake and Ansty, which is almost at the end of the village. Turn right here and the entrance to Heselden House is 50 yards down the lane, the 2nd drive on the right.

VIEWING

Strictly by appointment with the agents: Jackson-Stops, Blandford 01258 423002



Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Important notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

BLANDFORD FORUM

01258 423002

blandford@jackson-stops.co.uk
jackson-stops.co.uk

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