



Vine House

Stubhampton, Tarrant Gunville, Blandford Forum, Dorset, DT11 8JU

Symonds
& Sampson

ESTABLISHED 1858

Vine House

Stubhampton, Tarrant Gunville,
Blandford Forum, Dorset, DT11 8JU

Wimborne 14 miles • Blandford Forum 9 miles
Salisbury 21 miles • Bournemouth 28 miles

Ground floor:

Reception hall

Dining room

Sitting room

Kitchen/breakfast room

Bedroom 2, ensuite bathroom

First Floor:

Main bedroom

Hobby room and study/bedroom 3

Office/bedroom 4

Box room

Family bathroom

Front and rear gardens, vegetable and fruit garden, garage,
workshop and log store



The Property

Dating back to the 1770's, this most attractive period residence has mainly brick and flint elevations under a clay tiled roof. The property has undergone a schedule of renovation works by the current owners to provide a beautifully presented character home with a contemporary feel. Particular features include polished natural stone flooring throughout the principal ground floor rooms, replacement leaded light windows, solid oak internal doors and a fully fitted 'Country Image' kitchen/breakfast room. The spacious, well-proportioned accommodation arranged over two floors and is particularly versatile to suit a range of needs. Nestled within the Cranborne Chase Area of Outstanding

Natural Beauty, the property is surrounded by beautiful Dorset countryside and is an ideal base for walking, cycling or riding. A shingle driveway provides access to a garage and off-road parking for several vehicles. A paved pathway leads to the main entrance. The reception hall has a secondary staircase leading to the first floor with storage space for coats and boots below and a door leading to the dining room. The dining room is particularly light with two windows to the front elevation. There are window seats, exposed beams and a double faced multi-fuel stove with oak surround betwixt the dining room and the sitting room.



The fully fitted 'Country Image' kitchen features a range of units with integrated appliances including 'Neff' double oven/grill and six ring induction hob. There is an American style fridge freezer, an integral slim line dishwasher and a Miele washing machine. With 'Silestone' quartz worktops, there are double ceramic under-counter sinks, an island with breakfast bar and dual aspect windows providing a delightful outlook over the rear gardens. A sliding door opens into a useful larder with a range of shelving.

The sitting room has two leaded light windows and a door leading to the front gardens. The double faced multi-fuel stove has an additional oak surround and there is a staircase to the first floor. The ensuite guest bedroom is accessed via the sitting room and features a range of storage cupboards, a window to the rear elevation and a bathroom with suite comprising WC, wash hand basin and panelled bath.

Completing the ground floor accommodation is a cloakroom with WC and wash hand basin.

The first floor accommodation is particularly flexible and is currently arranged to provide a spacious master bedroom, a large L-shaped hobby room/study, a large single room which is utilised as a home office, a box room and a bathroom. The generous master bedroom has windows overlooking the front gardens, window seats, a range of fitted wardrobes and a feature cast iron fireplace.

The hobby room/study is believed to have previously formed two double bedrooms. This could be easily reinstated if required.

The home office/fourth bedroom is dual aspect and enjoys delightful views over surrounding farmland.

Completing the first floor accommodation is the bathroom with suite comprising bath with shower over, WC and wash hand basin.





Situation

Stubhampton is a small, sought after village at the western end of the Tarrant Valley, forming part of the Chalk Uplands Landscape Area. Although nestled in a delightful rural setting, the property is well-placed for access to Blandford Forum, Wimborne, Shaftesbury and Salisbury.

Tarrant Gunville is just under a mile distant (approx.) and offers a range of amenities including a farm shop specialising in local produce, a village hall and a Church. There is a recreation ground,

tennis courts and an annual show, all of which contribute to the well-being of the village community. Iwerne Minster is 3.5 miles (approx.) with a further range of amenities including a village inn, a shop and post office, leisure centre and Clayesmore School.

There are mainline rail stations to London Waterloo from Gillingham and Salisbury.

The surrounding countryside is beautiful and nearby footpaths and bridleways provide excellent walking and riding as well as

a number of popular cycle routes close by. The World Heritage Jurassic coastline and Poole Harbour are both under 30 miles away (approx.).

There are excellent schools locally in both the private and state sectors including Clayesmore, Sandroyd, Bryanston, The Blandford School, St. Mary's Shaftesbury, Shaftesbury School and Gillingham School.



Outside

The gardens and grounds are a particular feature of the property and the house sits centrally within its generous plot.

The front gardens are mainly laid to lawn with fenced borders and a range of well-stocked beds. A pathway leads to either side of the property and there are flower borders abutting the front elevation with a vine and climbing rose.

The shingle driveway provides ample parking and turning space for several vehicles as well as access to the garage via an up-and-over door.

A paved terrace adjoins the rear of the property providing a delightful space for dining outdoors. Steps lead to a lawned area

with a wall to one boundary and well-stocked beds. A natural stone paved pathway provides access to the side of the property.

An area of garden has been set aside for growing fruit and vegetables and there are a range of fruit trees including fig, quince and apple. There is a workshop with power and lighting and a timber clad log store.

Directions

From Blandford Forum, proceed towards Salisbury on the A354 for approximately 5 miles. Enter the village of Tarrant Hinton and take the left hand turning signposted to Tarrant Gunville. Continue for a further 2 miles (approx.), passing through Tarrant Gunville. The

property can be found on the left hand side and can be identified by our 'For Sale' board.

Services

Mains water, electricity and drainage

Heating is via an oil fired boiler to radiators

Superfast Fibre Broadband at the property

Local Authority

Dorset Council

Tel: 01258 454111

MH June 2019

VINE HOUSE

Approximate Gross Internal Area:
198.6 sq.m. / 2138 sq.ft.
(Excludes outbuildings and includes garage)

For identification purposes only, not to scale.



Important Notice

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