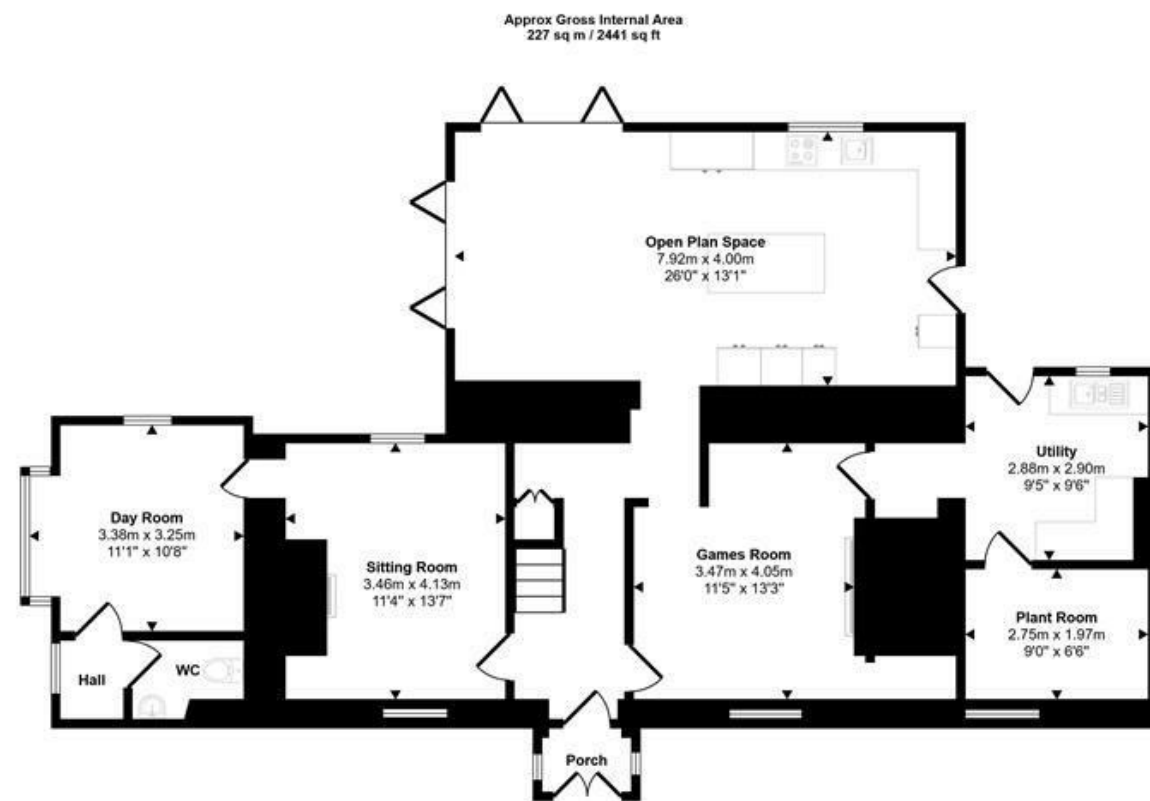
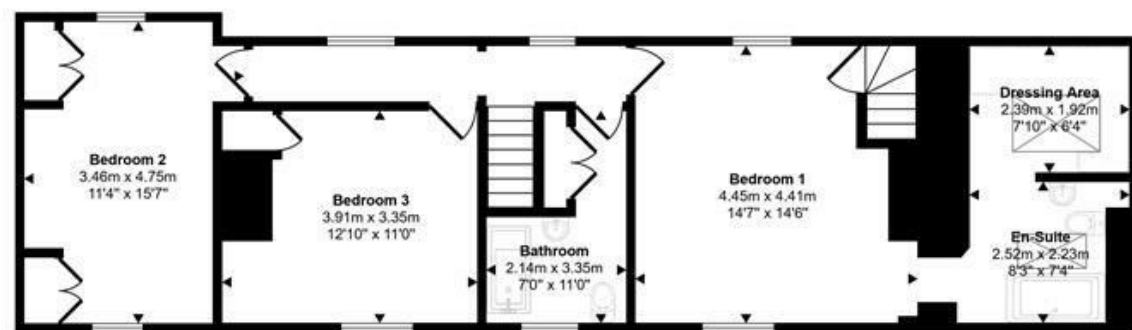
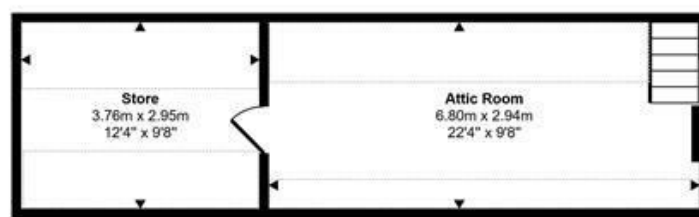




Ground Floor
Approx 119 sq m / 1279 sq ft



First Floor
Approx 76 sq m / 823 sq ft



Second Floor
Approx 32 sq m / 340 sq ft

Denotes head height below 1.5m

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 2002/91/EC	



Kingston Hazelbury Bryan

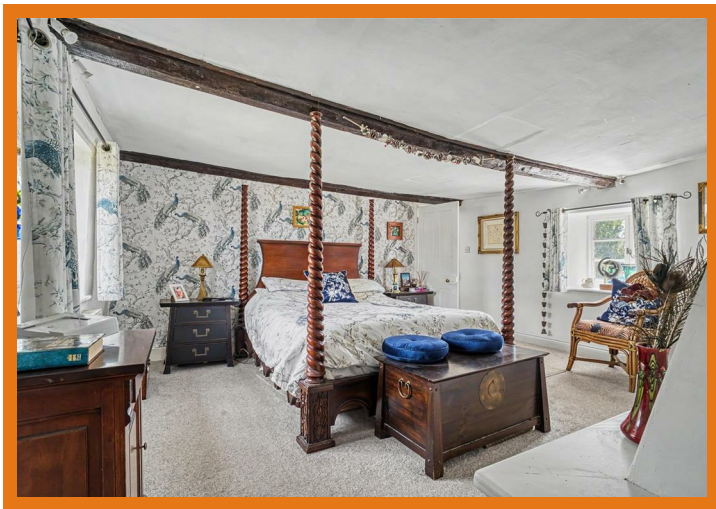
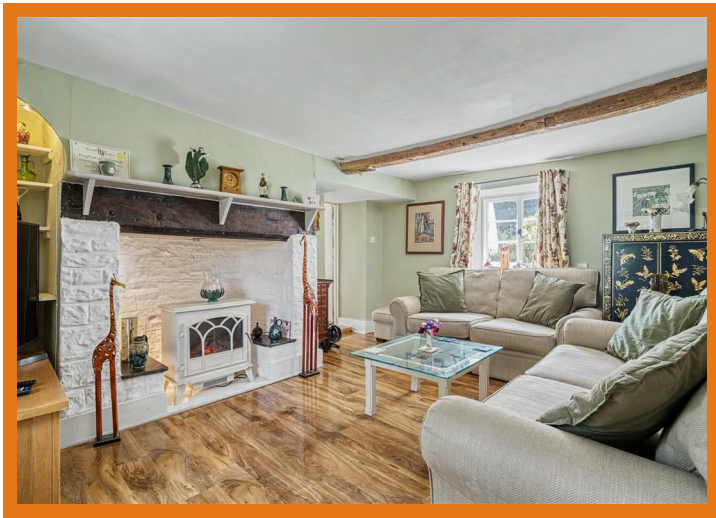
Guide Price
£585,000

A charming detached Grade II listed thatched cottage offering substantial and versatile accommodation extending to approximately 2,441 sq ft, set within gardens of around a third of an acre in a quiet laneside position in Kingston, Hazelbury Bryan. The cottage has been thoughtfully extended over the years and offers an excellent balance of period character and practical living space. There are three generous double bedrooms, a further attic room, three reception areas and a particularly impressive open plan kitchen, dining and family room to the rear, creating a wonderful main living space with direct access onto the garden.

There is a wealth of character throughout, including exposed beams, flagstone flooring, deep sill windows and a fabulous inglenook fireplace with bressummer beam and original bread oven. The principal bedroom enjoys a double aspect and benefits from an en-suite shower room and dressing area, while the attic room provides useful additional space for a play room, occasional bedroom or home office. The contemporary kitchen is fitted with Shaker style units, quartz work surfaces and a central island, while the utility room retains the original well beneath a glass cover. The accommodation is complemented by a useful plant room/workshop and downstairs cloakroom.

Outside, the gardens are a real feature of the property, extending to approximately a third of an acre and including a generous lawn, established beds, mature trees, ponds, a feature stream, woodland area, summer house and greenhouse. Double gates open onto a gravelled driveway providing parking for several vehicles, together with a substantial insulated timber workshop with light and power.

This is a very individual home offering an excellent combination of space, character and a particularly attractive garden in a peaceful village setting.



The Property

Accommodation

Inside

From the front of the cottage, double doors open into a useful porch with an original style timber door opening to the main hall. This has stairs rising to the first floor and doors leading off to the sitting room, games room and an opening into the open plan living space. The floor is laid in a wood effect practical laminate over the original Victorian red tiles. The double aspect sitting room provides a delightful cosy space for the evening and has a fireplace with the potential of installing a wood burner. The floor is laid in a practical and attractive wood effect laminate. From the sitting room there is access to the day room that offers flexible usage from a study to an extra bedroom - it has access to an inner hall where there is a door to the garden and the cloakroom. There is a window to the rear and a paned glass bay window to the side, which has been granted permission to be removed for extending to the side. The games room overlooks the frontage and offers flexible room usage. It retains character features, such as an exposed ceiling beam, flagstone floor and inglenook fireplace with a Bressummer beam and original bread oven. There is a good sized utility where there is a glass covering over the original well - the current owners have the water pumped to containers in the garden for summer time watering - and the plant room/workshop that houses the oil fired central heating boiler and hot water cylinder.

The hub of the cottage lies to the rear where there is a contemporary open plan living space that is flooded with plenty of natural light and is ideal for daytime usage. There are tri-folding doors out to the alfresco dining area plus a large window overlooking the main garden. The kitchen area looks over the garden and has a door to the drive. It is fitted with a range of stylish, modern Shaker style units consisting of floor cupboards with corner carousel, deep drawer unit, pull out wicker basket shelves and corner larder cupboard with shelves. There is also a tall pull out tin rack and pull out larder with carousel shelves. You will find a generous amount of quartz work surfaces with a matching upstand and inset sink with mixer tap and separate aerator tap. The central island has a quartz top, power points with USB connection, floor cupboards and a wine cooler plus a breakfast area. The dishwasher, microwave and eye level electric oven with hide and slide door are built in. There is also an induction hob and housing for an American style fridge/freezer. The floor is laid in a practical and attractive tile.

Stairs rise to the landing with windows overlooking the rear garden and doors leading off to the bedrooms and bathroom. The bathroom is fitted with a suite consisting of a WC, pedestal wash hand basin and 'P' shaped bath with central swan neck mixer tap. All three bedrooms are double sized - bedroom two has built in wardrobes,

bedroom three has a feature fireplace and the principal bedroom enjoys a double aspect and benefits from an en-suite shower room and dressing room.

From the principal bedroom there are stairs that curve up to the attic, which makes an ideal play room or occasional bedroom. It has access to a further part of the attic that is used for storage.

Outside

Gardens

Set within a third of an acre, this enchanting garden is a haven of natural beauty and thoughtful design. At its heart lies a spacious main lawn, framed by vibrant flower and shrub beds, while mature trees offer shade and structure. Meandering grassy paths guide you around the garden's perimeter, revealing hidden seating nooks perfect for quiet reflection. A large pond with a charming feature stream feeds into a second pond, connected by a wooden bridge. The garden also features a summer house, a wood-framed greenhouse, and a practical water storage area fed from the well. A dedicated woodland corner encourages wildlife, and a generous seating area invites gatherings amid the peaceful surroundings.

Parking and Workshop

Double gates from the lane open to a large gravelled drive with space to park three to four cars. There is also a large insulated timber work shop with light and power, which could be adapted into a garage, if required.

Useful Information

Energy Efficiency Rating 'Exempt' Grade II Status
Council Tax Band F
Wood Framed Glazing
Oil Fired Central Heating
Mains Drainage
Freehold
Planning application number to demolish the bay window and extend - P/HOU/2022/01198

Location and Directions

Kingston is a small and popular Dorset village, well regarded for its rural charm and strong sense of community. Nearby Hazelbury Bryan offers a village pub, church and local amenities, while the thriving market town of Sturminster Newton is only a short drive away, providing a wide range of shops, supermarkets, cafés, schooling and everyday services. The area is well placed for access to Dorchester, Blandford Forum and Sherborne, all offering mainline rail links and further amenities, making the location ideal for those seeking a countryside lifestyle without isolation.

Postcode - DT10 2AR

Wht3Words - samplers.relatng.taking

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.