

Harefield Farmhouse

East Orchard, Dorset





ATTRIBUTES

- Impeccably designed country house with generous living spaces, including a 38 ft kitchen / dining / sitting room
- Impressive energy efficiency with A rated EPC
- Smart heating system, Lutron lighting and security cameras
- Wide entrance hall with underfloor heating flagstone floor
- Bespoke handmade kitchen with new appliances
- 5 good sized bedrooms and 3 bath / shower rooms (2 en-suite)
- Generous gardens with terrace, ideal for al fresco dining
- Large gravel parking for at least 8 cars.
- Opportunity to further landscape and build garage / annex
- Excellent walking / bridleways from the house



HAREFIELD FARMHOUSE

East Orchard, Dorset

PROPERTY SUMMARY

4 Reception Rooms | 5 Bedrooms | 3 Bath / Shower Rooms

Planning permission for new carport / annex

Extensive gardens and terrace with opportunity to landscape / design

Long reaching views

In all about 7.68 acres

A stunning new country house designed by Richmond Bell Architects set in a fabulous rural location surrounded by over 7.5 acres

Harefield Farmhouse consists of a 4,777 sqft 5 bedroom family house finished in 2023 set in about 7.5 acres. The design is partly of Georgian architecture which helps it relate to the locality, whilst also incorporating contemporary elements which maximise the views over the adjoining land. Natural and locally sourced materials, such as Marnhull stone further emphasise the connection of the building with the landscape.

The ground floor includes a large open-plan kitchen with sitting and dining areas and study, cloak room, drawing room, plant room, boot and utility rooms.

A snug is located off the kitchen at the rear of the property with views of the land through frameless corner glazing. The drawing room, open-plan dining room and snug all have access to the rear of the house onto a central courtyard. A secondary access is provided within the boot room on the North elevation. The first floor level comprises of 5 bedrooms and 3 bathrooms. The principal bedroom has a dressing area and en-suite bathroom.



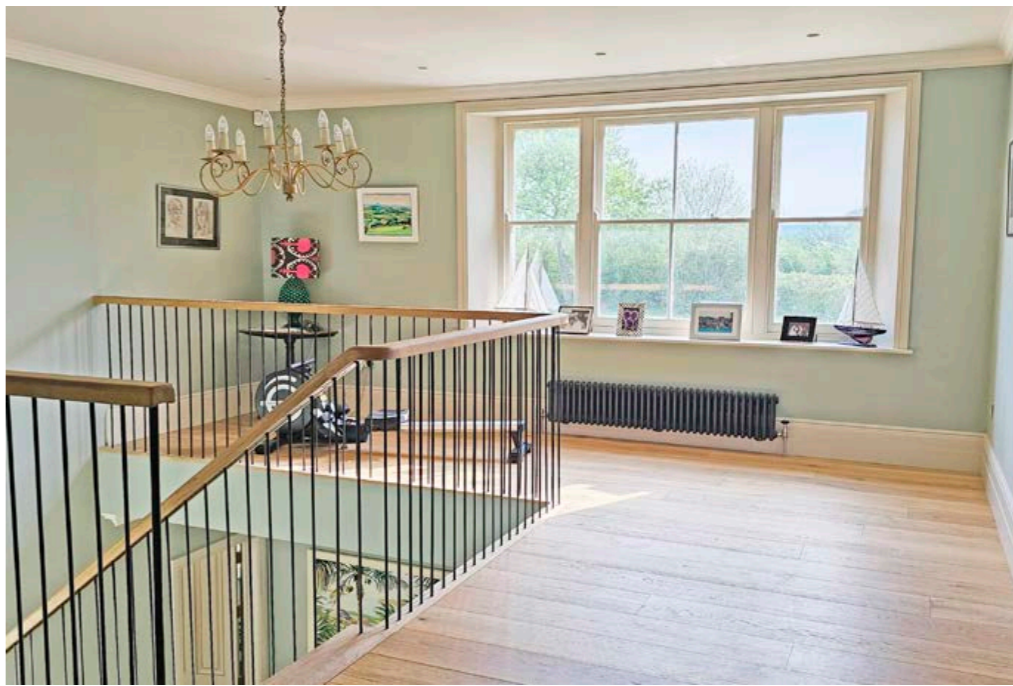
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ADDITIONAL INFORMATION

Postcode: SP7 0LP

What3Words: link.scooped.stems

Services: Mains & private water supply, private drainage, electricity via solar panels with battery storage. Wessex fibre broadband.

Energy: Harefield Farmhouse is off-grid and so is not connected to the electrical power network. A 25 KW land-mounted solar array provides the property with electricity and heat provision via a battery store. The solar array allows the property to be totally self-sufficient, with minimal running costs, but during times of low levels of sunshine, during the winter a back-up generator provides the necessary energy to charge the batteries. The solar array has been carefully sited so that it cannot be viewed from the house and also keeps the impact on the landscape to an absolute minimum.

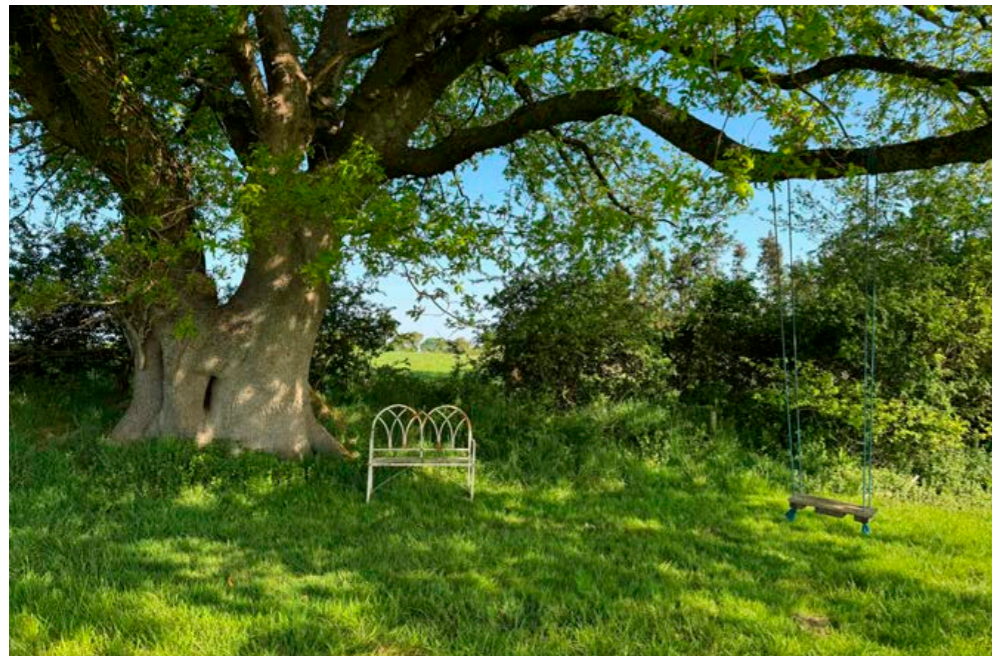
Fixtures & Fittings: Please note that unless specifically mentioned all fixtures and fittings and garden ornaments are excluded from the sale but some items may be available by separate negotiation.

Planning: Permitted Development rights were not removed by the planning authority as part of the planning permission. Therefore, conversion of the second floor roof space, and the insertion of dormer windows will be allowed under permitted development. The roof structure has been designed to accommodate the conversion of the roof which could provide the house with an additional 1500 sqft of accommodation. Services, including electric, water, heating and soil have all been extended and capped off to allow for the future conversion. Planning permission has been granted for a garage / annex as per the drawing.

EPC: A

Council Tax: Band G

Local Authority: Dorset Council



AREA GUIDE

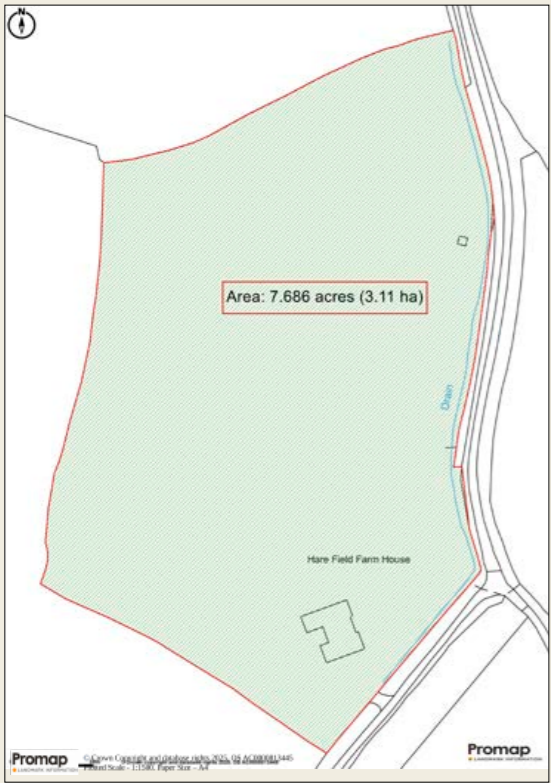
The local area is beautifully rural yet accessible to Shaftesbury which is about 5 miles away with its boutique shops and supermarkets. Gillingham is slightly further to the north with a Waitrose and station to London Waterloo (from 2 hours).The Georgian town of Bath is easily accessible offering excellent shopping, the arts, excellent restaurants and rugby. Alternatively, Sherborne to the west offers a variety of shopping and the new “Sherborne” restaurant.

The general area is renowned for its excellent range of schools. Private schools include Port Regis, Sandroyd, Claysmore, Hanford, Hazelgrove, Godolphin, Sherborne, Bryanston and Marlborough. There is an excellent choice of state primary schools locally as well as Bishops Wordsworth & South Wilts Grammar schools in Salisbury.

USEFUL DISTANCES

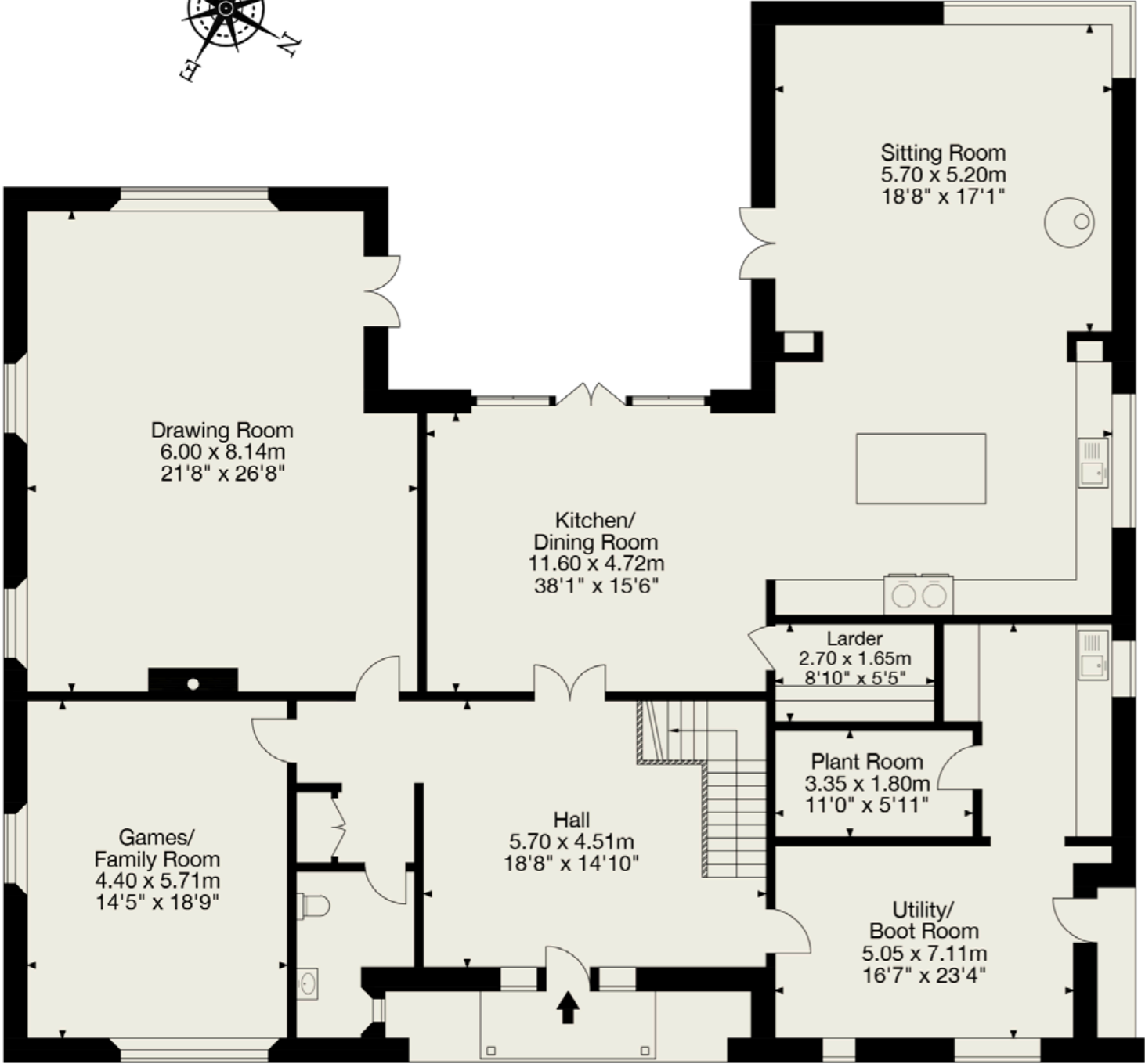
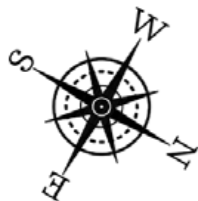
Gillingham Station	8.5 miles
Shaftesbury	5 miles
Salisbury	25 miles
Bath	38 miles
Southampton Airport	46 miles

(Distances are approximate)



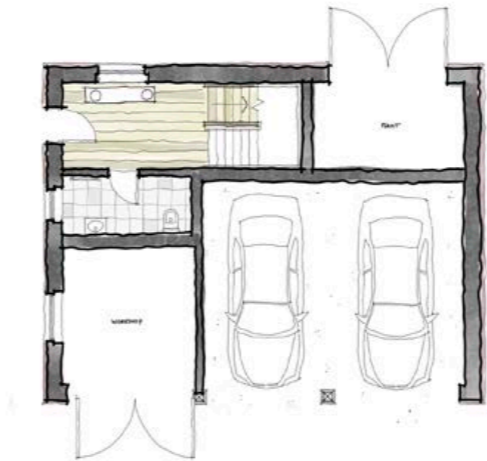
HAREFIELD FARMHOUSE

MAIN HOUSE
443 sq m / 4,777 sq ft
Not to scale. For identification purposes only.



Ground Floor

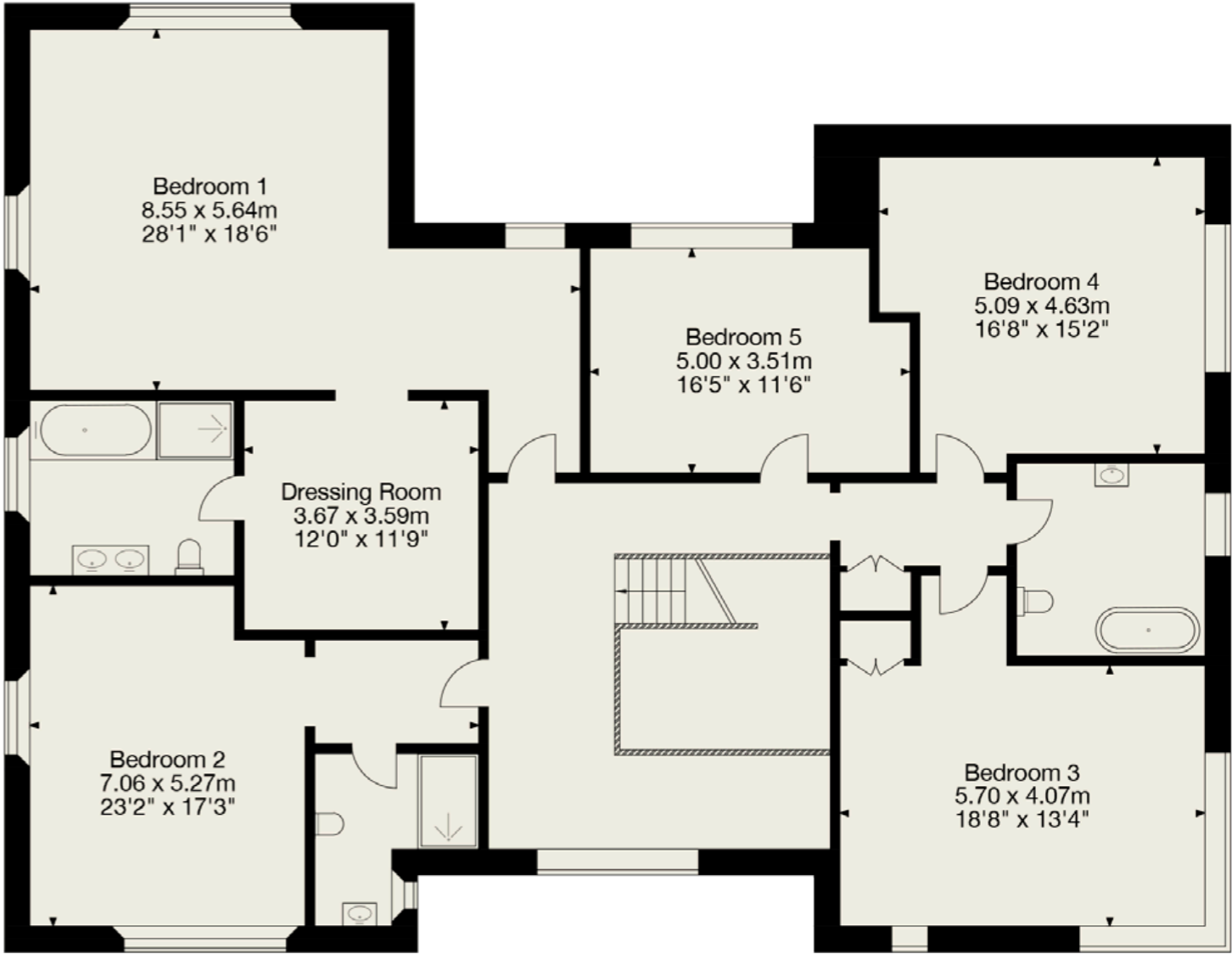
PROPOSED GARAGE BLOCK



GROUND FLOOR.



FIRST FLOOR.



First Floor



RV PRIME

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