

# ASH LODGE

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Stourpaine, Blandford Forum, Dorset





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Stourpaine, Blandford Forum.  
Dorset DT11 8PW

Shaftesbury 9.5 miles  
Blandford 4.2 miles  
Salisbury Train Station 26 miles  
(Distances are approximate)

A stunning contemporary home  
with beautiful far-reaching  
views over open countryside.

Entrance hall | Boot/Laundry room | Cloakroom | Utility/Pantry  
Kitchen/dining room | Sitting room  
Bedroom 4 with sitting room and ensuite shower room

Main bedroom with dressing room and ensuite bath/shower room,  
Family bath/shower room | Further two double bedrooms.

Double Garage with annex above | Studio | Garden | Stables  
Paddock of approximately 2.6 acres  
Superb long reaching views

**In all about 4.25 acres.**



The Loft, Tisbury,  
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### SITUATION

Stourpaine is a delightful village situated on the northern bank of the River Stour with water meadows and lightly wooded hillsides. Local amenities include, the church with its 15th century tower and a village pub, Hod Hill can be accessed from the village and from the top of the hill there are outstanding views. Hod Hill was a prominent Iron Age hillfort that later became the site of a Roman auxiliary fort.

The market towns of Shaftesbury lie to the north of Stourpaine and Blandford Forum to the south. The beautiful Cathedral city of Salisbury is to the east with a wide selection of shops, restaurants, arts and recreational facilities. Trains from Salisbury to London Waterloo have a journey time of approximately 90 minutes.

Racing is available at Salisbury Racecourse and Wincanton and golf at Rushmore Park, South Wilts Golf Club and High Post.

There is a wide selection of both state and private schools in the area, including Port Regis, Sandroyd, Hanford, Clayesmore, Bryanston, Salisbury Cathedral School, Chafyn Grove, Kings School Bruton and Godolphin as well as Bishop Wordsworth and South Wilts Grammar Schools.

### DESCRIPTION

Ash Lodge is a fine example of an architect designed contemporary home, completed in 2008 to a high specification. Constructed of brick plinth and timber framed with a clay tile roof, the grey weather-board elevations are Douglas fir wood. Throughout the downstairs is oak flooring and underfloor heating, with radiators upstairs.

Steps lead from the front drive up to a wide veranda and to the front door which makes for a striking entrance to the house and into the double height ceiling hall with galleried landing above. Off the hall to the right is the guest bedroom suite with its own sitting room and ensuite shower room. The open plan kitchen/dining room is the main hub of the house, it is light and airy with doors leading out on to the terrace and garden beyond. The kitchen comprises a comprehensive range of cupboards with granite work tops and integral appliances and conveniently off the kitchen is a large pantry. From the dining end of this room you can enjoy wonderful views of the garden and countryside beyond. The sitting room is off the kitchen/dining room with French doors leading out to the decked terrace, this room has a wood burning stove.

Upstairs is a bright galleried landing off which are three double bedrooms, all with good storage cupboards. The main bedroom suite has an en suite bath/shower room and a dressing room and there are French doors leading out to a large balcony. There is also a separate family shower room for the other two bedrooms.

For room layouts and measurements please see floor plans

### OUTSIDE

Above the double garage is an annexe with open plan kitchen/living room and shower room. The garden is private with the boundary containing mature hedging and trees surrounded by woodland to the front and side which provides privacy. Lovely views across open farmland can be enjoyed from the rear of the property. The garden which extends to approximately an acre is mainly laid to lawn and formally planted. There are raised vegetable beds and a variety of fruit trees, mainly apple. Also a large swimming pool with pump house. There is a 2.6 acre paddock and four stables, the property has direct access to a bridleway.



**DIRECTIONS (DT11 8PW)**

From Shaftesbury take the A350 towards Stourpaine. After Steepleton bends and before you come into the village of Stourpaine, the entrance to Ash Lodge can be found on the left-hand side.

**What3words:** //cuff:depth:hires

**GENERAL REMARKS & STIPULATIONS**

**TENURE**

The tenure of the property is freehold.

**LOCAL AUTHORITY**

Dorset Council.

**SERVICES**

Mains electricity. Private water supply, Private drainage. Heating via ground source heat pump. Air source heat pump for swimming pool.

**BROADBAND**

Wessex Internet. Fibre broadband. Upload speed 250 mbps. Download speed. 500 mbps.

**OUTGOINGS**

The property is subject to: Council Tax Band G.

Energy Performance Certificate: D

**FIXURES AND FITTINGS**

Unless specifically mentioned all fixtures & fittings and garden statutory are excluded from the sale. Some items may be available by separate negotiation.

**VIEWINGS**

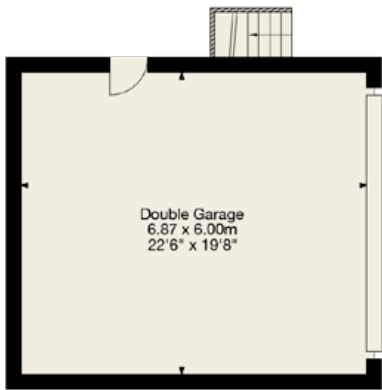
Viewing by appointment with agents Rural View.



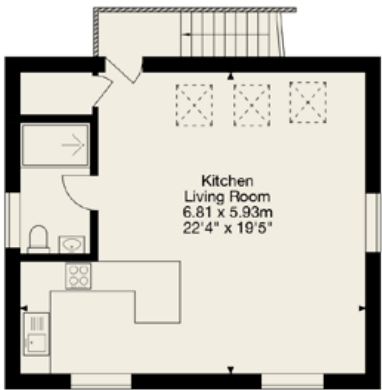
First Floor Annex



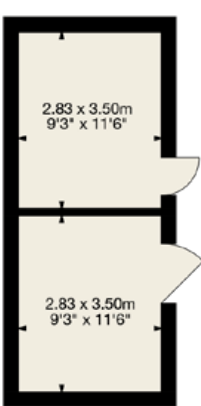
Ash Lodge, Stourpaine, Blandford Forum, Dorset DT11 8PW  
Gross Internal Area (Approx.)  
Main House = 269 sq m / 2,918 sq ft  
Outbuilding = 20 sq m / 217 sq ft  
Stables = 24 sq m / 260 sq ft  
Garage = 82 sq m / 887 sq ft  
Total Area = 397 sq m / 4,282 sq ft



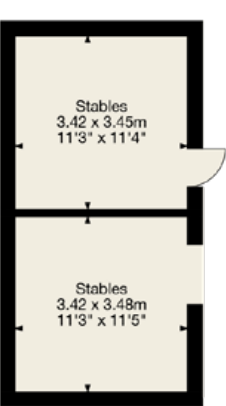
Garage Ground Floor



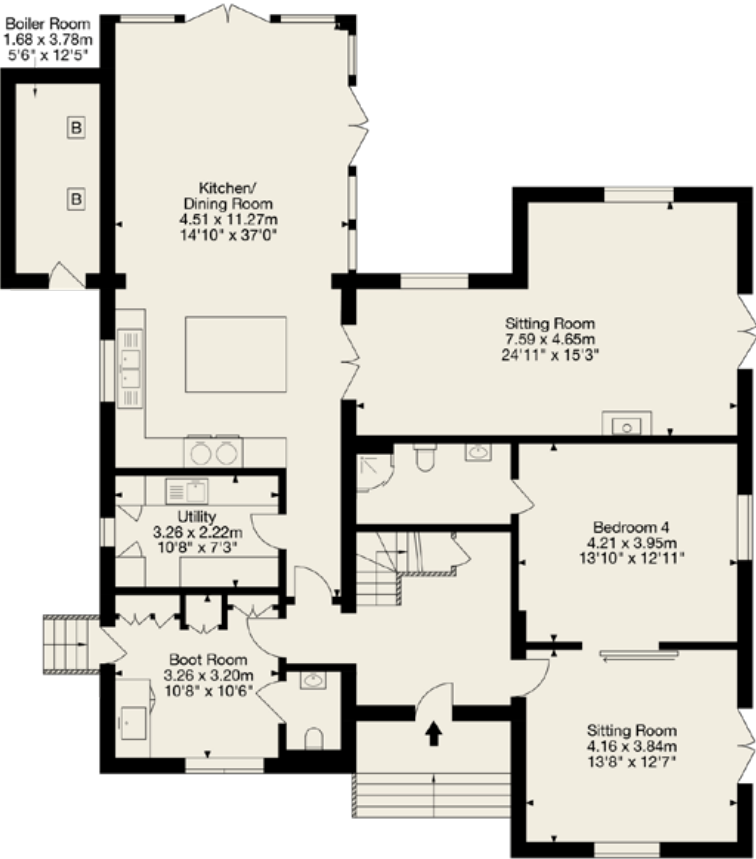
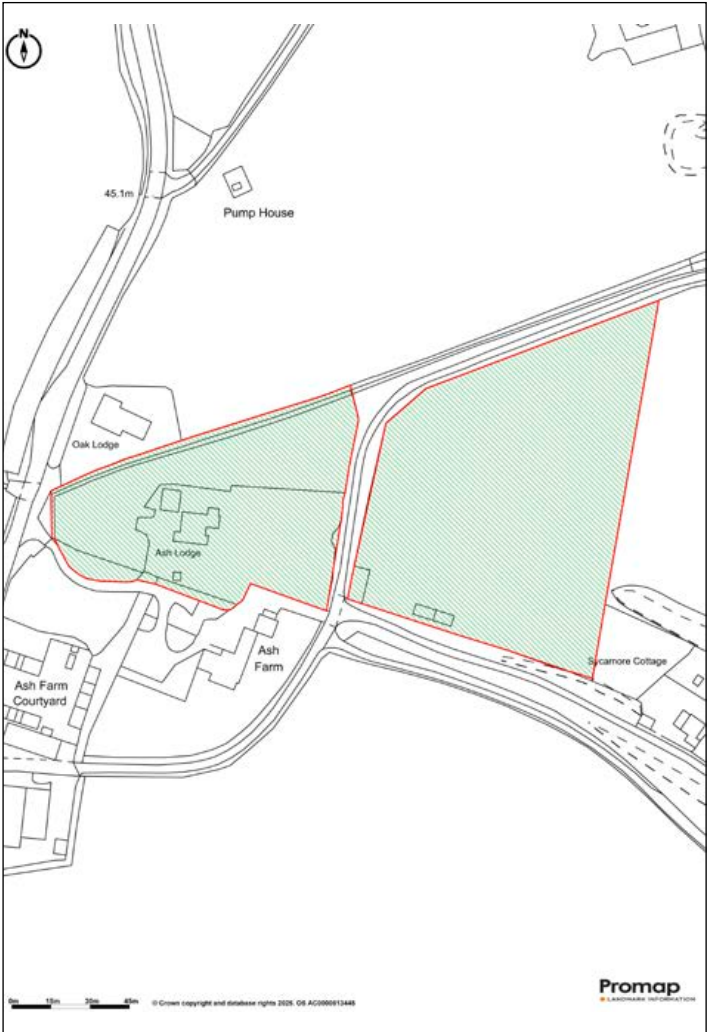
Garage First Floor



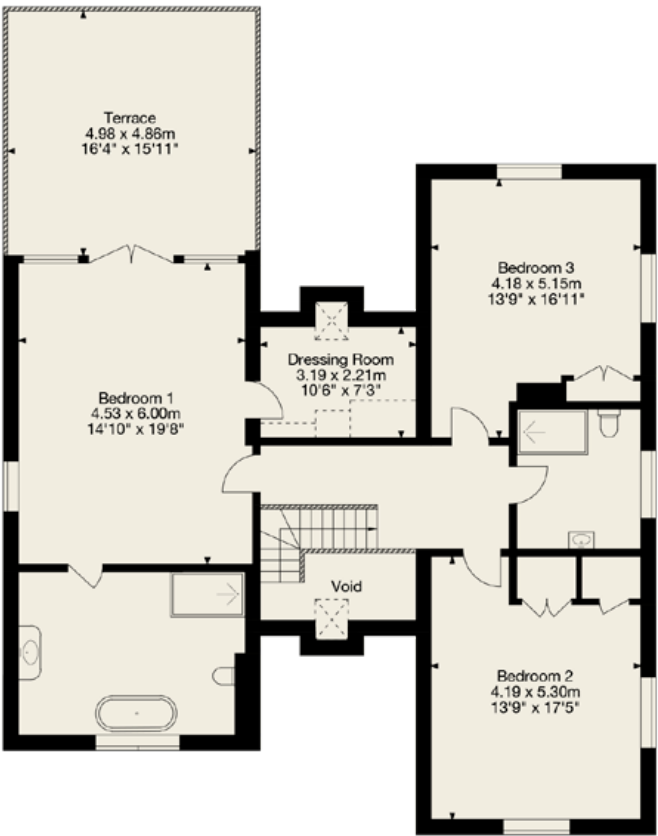
Outbuilding



Stables



Ground Floor



First Floor



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