

# FREEDOWN HOUSE

ASH FARM, DORSET



RV  
RURAL VIEW





Blandford 5 miles, Shaftesbury 10.5 miles, Gillingham 15 miles (London Waterloo from 2 hours),  
Salisbury 27 miles, A303 18 miles, Southampton Airport 45 miles.  
(Distances and time are approximate)

# FREEDOWN HOUSE

Ash Farm, Stourpaine, Dorset, DT11 8PW

AN EXCEPTIONAL MODERN COUNTRY HOUSE SITUATED UP A  
LONG FARM TRACK SET IN A SPECTACULAR RURAL LOCATION

Hall | Kitchen / Breakfast / Dining Area | Walk in Larder | Sitting Room | Study,

Boot / Plant Room | Laundry / Bedroom 5 | Utility Room | WC

Principal Bedroom with 2 Dressing rooms and en-suite Bath / Shower room

3 further Bedrooms | 2 further Shower rooms

Professionally designed and landscaped gardens including a variety of rooms enclosed by beech hedging,  
Large south facing decking area ideal for al-fresco dining, | Hot tub.

Orchard and paddock | Spectacular views | Gravelled parking for several cars

Further pastureland, American style stabling and farm building available by separate negotiation if required.

**About 2.73 acres**

**RV** RURAL VIEW

The Loft, Tisbury, Wiltshire, SP3 6JG  
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#### SITUATION

Freedown House is located in a magical rural location, approached up a 1.5 mile farm track from Ash Farm in the village of Stourpaine. The local countryside is spectacular and also famed for its dark skies. 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. The market towns of Shaftesbury to the north and Blandford Forum to the south have a variety of local services, excellent shops and supermarkets.

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. Alternatively, Gillingham Station is about 15 miles with journey times to Waterloo around 2 hours.

There is a wide selection of both state and private schools in the area, Hanford, Claysmore and Bryanston are all within a few miles from the farm. Port Regis, Sandroyd, Bryanston, Canford, Salisbury Cathedral School, Chafyn Grove and Godolphin as well as Bishop Wordsworth and South Wilts Grammar Schools all about 30 – 40 mins drive.



#### DESCRIPTION

Freedown House is an exceptional modern country house that was designed by Rundell Associates based in London with the effective vision that it blends seamlessly into the landscape. This striking house was built in 2014. A steel framed building clad with Shou Sugi Ban timber and corrugated metal cladding over SIPs panels, under a rubber bonded roof. The house is run from a ground source heat pump and has been designed along the passive house principles to be very energy efficient.

Internally, the property offers about 4176 sq ft of fantastic light well-proportioned rooms, with excellent ceiling heights on both floors that take advantage of the superb position and views. The accommodation is comfortable and well laid-out for both entertaining and modern family living.

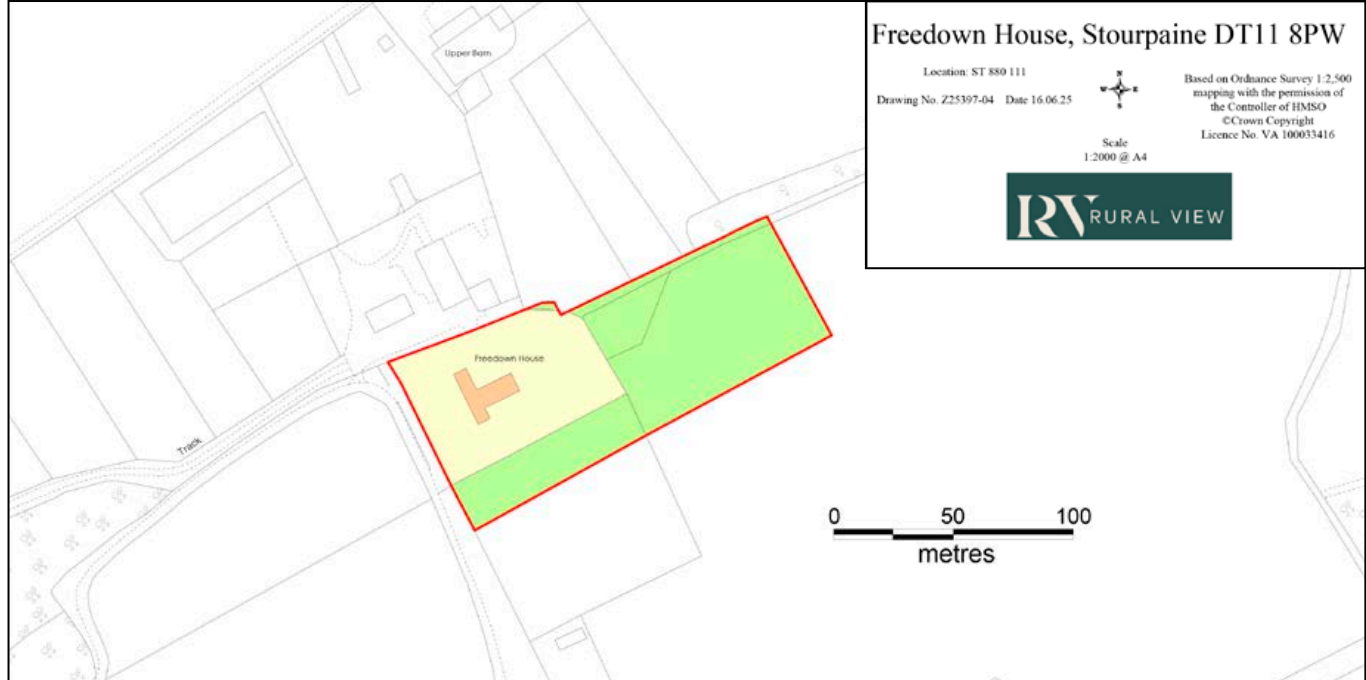
The kitchen / breakfast / dining room is an impressive space which extends to just under 52 ft in length with a beautiful, engineered oak floor. There is a range of hand-built range of cupboards, a central island with breakfast bar and quartz stone worktops, Rangemaster electric cooker and fitted dishwasher. There are two pairs of Skyframe sliding doors which open up the kitchen / dining area onto a wide decking area adjoining the southern façade, with hot tub. There is also a large walk-in larder. Off the kitchen is a charming sitting room with woodburning stove and an oak panelled study with views over the west garden.

On the first floor there is an impressive principal bedroom with ensuite bathroom and 2 dressing rooms. There are French doors opening onto a wrap around balcony. There are 3 further bedrooms and 2 shower rooms. It would be easy to create a further bathroom on the landing area if required, which also has access to a balcony wrapping around the southern side of the house. From Bedroom 3 there are double doors out onto a charming roof terrace. On the northern end of the ground floor is an additional Boot room, store room and laundry which could also become a ground floor bedroom 5 / bathroom if required.









### OUTSIDE

The property is approached through a 5-bar gate to a gravelled parking area on the north side of the house. The charming gardens were designed by the owner who is a professional garden designer and wrap around the house in a series of delightful rooms flanked by beech hedging. The large south border has blue and white perennials interspersed with Amelanchier. Espaliered crab apples separate the garden from an area of meadow below with breathtaking long reaching views.

Within the gardens there are a number of specimen trees and shrubs including white birch, pollarded limes, wild plum, apple, wild dog and Albertine roses and pretty wisteria along the south facing terrace. The west garden has a series of rooms with gravelled areas, hornbeam and pollarded limes which are beautiful in the evening dappled light. To the northeast is the herb garden and orchard and beyond and an area of pasture / paddock.

There is a very special ecosystem at Freedown House; birds of prey, flocks of goldfinch, redwings in winter, voles and mice that feed on the bugs in the fields are all common. Hares are also increasing in numbers after years of running the land as an organic farm. The owners prefer to let nature work its magic and swathes of grass are left unmown to allow wildflowers and herbs to grow.

### AVAILABLE BY SEPARATE NEGOTIATION

To the north of the house are two agricultural barns, Barn 1, an impressive American style barn with Lodden stalls, hot wash bay / solarium and large laundry and associated equestrian facilities. Barn 2, an open barn with room for vehicles and storage, which together with a further 4.7 acres could be available to a buyer by separate negotiation. Please discuss further with the agents.

### WHAT 3 WORDS

pasta.triangles.twinge

### EPC

D

### SERVICES

Mains electricity, private water and drainage. Ground source heat pump supplying heating and hot water. Wessex Internet Fibre broadband.

### LOCAL AUTHORITY

Dorset Council

### FIXTURES AND FITTINGS

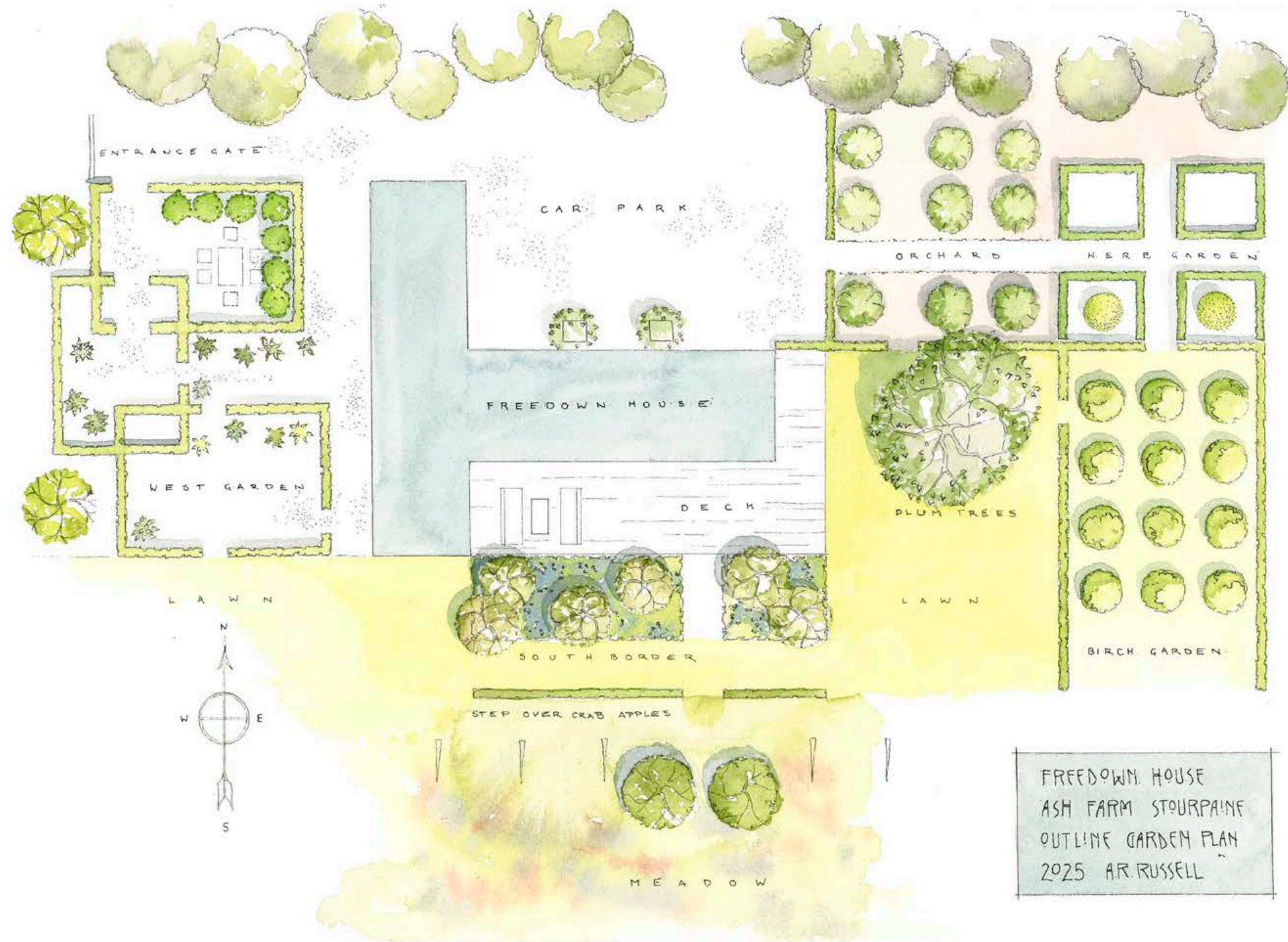
Please note that, unless specifically mentioned, all fixtures and fittings and garden ornaments are excluded from the sale.

### VIEWING

Strictly by appointment with sole agents Rural View







## MAIN HOUSE

388 sq m / 4,176 sq ft

Not to scale. For identification purposes only.



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