



**BLUE HAZE**  
SEDGEHILL, DORSET

**RV**  
RURAL VIEW



# BLUE HAZE

Sedgehill, Shaftesbury, Dorset SP7 9HQ

AN IMPRESSIVE PROPERTY OF SIGNIFICANT SIZE AND  
GREAT POTENTIAL TO ADAPT OR EXTEND, SITUATED IN  
A RURAL LOCATION WITH OVER 5 ACRES OF GARDEN, PADDOCKS  
AND FAR-REACHING VIEWS.

Hall | Drawing Room & Dining Room | Kitchen | Study | Sitting Room & Conservatory | Currently Three Bedrooms & Three Bathrooms | Utility  
Double Garage & Parking

\*(Please see architect's illustrations for potential alteration)



Garden Elevation:



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### SITUATION

The hamlet of Sedgemoor is set amidst the gently rolling landscape of the Blackmore Vale, close to where North Dorset meets South Wiltshire. Although the location of Blue Haze is a rural one, it is by no means isolated, with a handful of neighbouring properties and the village of Motcombe and its thriving community a short distance away. Also close at hand are the towns of Mere, Shaftesbury and Gillingham, each of which have shopping facilities, while the latter two are serviced by supermarkets, highly regarded secondary schools, professional services, medical facilities and leisure centres. Gillingham and Tisbury also provide mainline rail services to London (Waterloo) in under 2 hours and the West Country.

The local road network gives ready access to the other main towns in the area including Bath, Salisbury and Sherborne.

The nearby A303 trunk road links with the M3, making London accessible for motorists, while the South Coast is also within reach. Many families are drawn to the area by the quality of life and the many excellent state and private schools.

Located in a beautiful area, this is an ideal base to explore the attractive surrounding countryside which offers a variety of pursuits such as walking, riding and cycling, as well as traditional field sports. Golf courses are to be found at Tollard Royal, Salisbury, Sherborne, Warminster and Wincanton and there are regular race meetings at Bath, Salisbury and Wincanton. The area is spoilt for excellent dining pubs, and there are many places of interest such as Old Wardour Castle, the Longleat Estate, Stourhead Gardens, Wilton House, Stonehenge and the Fovant Badges.



### PROPERTY

Blue Haze comprises over 4,000 sq ft of excellent accommodation of a unique design, mostly on the ground floor, but with the flexibility for the next owner to either utilise the existing footprint, or to adapt it to their own requirements. The property is keenly furnished with a timber clad ceiling in the sitting room, exposed brickwork and parquet flooring covering much of the space including the impressive drawing room. The hall gives way to a study to one side and the kitchen to the other, while immediately on that wing is the dining room and further along a most useful ground floor bedroom with ensuite shower. To the west are the sitting room, drawing room and a conservatory with lovely views over the garden. The integral double garage is accessed via the utility room and the first floor is accessed via separate staircases which each lead to two excellent sized bedrooms and ensuite bathrooms.



## OUTSIDE

A delight of this property is its beautifully stocked south facing garden of just over ½ acre, filled with season round interest on different levels. Immediately to the front of the house is a paved terrace with steps via rose beds down to a lawn dissected by paved paths and having a climber-covered arbour and mature trees. To the side are further planted beds, while there is access around each end of the property to the parking area. To the west, a gate leads to a good level, stock fenced field of approx. 4.85 acres with separate access and water.

## DIRECTIONS (SP7 9HQ)

From the A303, turn off to Mere and follow the road to the centre of the town. Take the turning into Pettridge Lane, signposted Shaftesbury, and follow this road south for a few miles. At a sharp right turn in the road, turn left and immediately right into North End. Continue over an undulating lane and then turn left at a small triangle. The property can be found about ½ mile on the left at the next junction.

## SERVICES

Mains water and electricity, private drainage, oil fired central heating.

## LOCAL AUTHORITY

Dorset Council, Tax Band G

## EPC ENERGY EFFICIENCY RATING

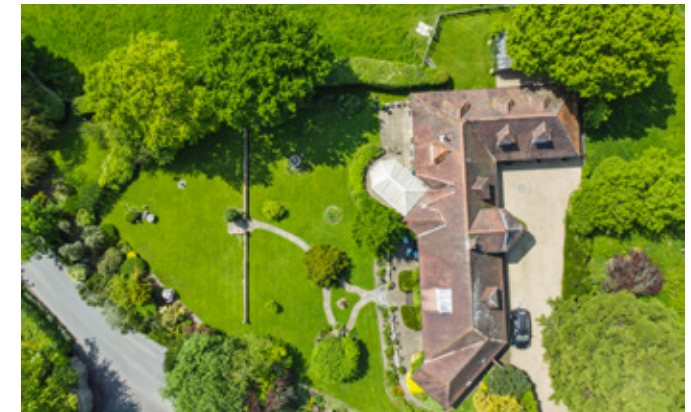
E (Please refer to the Agents for the complete EPC)

## TENURE

Freehold.

## AGENT'S NOTE

\*While the property will work well for some, local architect Tim Reeve has been commissioned to produce a plan with sketches of how it might be adapted to create a practical family house, taking full advantage of its excellent aspect and surroundings. Please refer to the Agent for details.

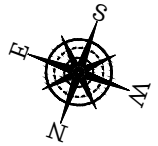


## MAIN HOUSE AND GARAGE

4,462 Sq Ft - 414.5 Sq M

## INCLUDING LIMITED USE AREA

44 Sq Ft - 4.1 Sq M



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