



HEDGEROWS

HAZELBURY BRYAN, STURMINSTER NEWTON, DORSET

JACKSON-STOPS 

HEDGEROWS

HAZELBURY BRYAN, STURMINSTER NEWTON, DORSET DT10 2DS

A CLEVERLY EXTENDED WELL PROPORTIONED MODERN HOUSE WITH A GENEROUS GARDEN BACKING ONTO OPEN FIELDS



DISTANCES

Sturminster Newton 4 miles,
Blandford Forum 12 miles,
Sherborne 10 miles,
Dorchester 15 miles,
Gillingham (station) 14.5 miles
(all distances are approximate)

KEY FEATURES

- Popular village setting
- Comfortable accommodation (over 2,000 sq/ft incl. garage)
- Superb open plan family/kitchen/dining room
- Sitting room and separate study
- Four good bedrooms
- Two bath/shower rooms (one ensuite)
- Garage and plenty of parking
- Generous gardens back and front

DESCRIPTION

Nicely situated towards the edge of the village Hedgerows is a substantial individual detached house with the advantage of a very generous plot. Our clients acquired the house about 10 years ago and carried out some basic improvements, replacing the double glazed windows, reorganising the accommodation to create a new entrance hall and ensuite bathroom, and adding a substantial single-story extension at the back. At over 2,000 sq/ft the accommodation is nicely presented and now comprises a large entrance hall which opens through to a superb open plan kitchen/dining room and family living space with double doors opening out to the garden, and off the living room there is a separate sitting room with a wood burning stove. A study, utility room and cloakroom complete the ground floor and upstairs there are four good sized bedrooms and two bathrooms (including one ensuite). Double glazing, good insulation and modern oil heating make Hedgerows a comfortable and easy to manage family home, and the space in the garden and configuration of the house and garage mean there is great potential to further extend if needs be.

OUTSIDE

Hedgerows is set well back from the lane and has the advantage of generous gardens to the back and front. The slightly elevated front garden has long lawn with mature borders and to one side a wide gravel and tarmac drive runs up to a parking and turning area in front of the attached single garage. The enclosed back garden has been laid out mainly for the benefit of the children with a wide level lawn running across to a mature hedge with open fields beyond. Immediately behind the house a paved west facing terrace gets the best of the afternoon and evening sun, and off to one side there is a Summer House/Garden Store and a chicken run.

SITUATION

Hedgerows is situated in a quiet corner of Hazelbury Bryan on the edge of the Blackmore Vale, an attractive landscape rich in green fields, old oaks and ancient hedgerows. It is a large and popular village with a thriving primary school, shop and a pub (The Antelope), and nearby in Sturminster Newton there is a Co-op mini market, medical centre, The Exchange (a busy local venue) and Harts of Stur, a well-known home/hardware/garden store. It is about half an hour drive to Sherborne with its pretty shopping streets and Waitrose, or Blandford where there is a Georgian market square, M&S food hall, Tesco and Lidl superstores. There are lots of opportunities for leisure and recreation nearby with good walking, riding and cycling in the countryside around the village, the local beauty spot of Bulbarrow is just across the vale and in under an hour you could be enjoying water sports in Poole Harbour and Studland Bay, or exploring Dorset's renowned Jurassic coastline. It takes about 20 mins to drive down to the A354, the main road between Dorchester and Salisbury, and from there the commute to Poole, Bournemouth and Ferndown is straight forward, and a quick link onto the A31 takes you to Southampton and Portsmouth via the M27, and on up to London on the M3. The nearest station is Sherborne (London Waterloo just over 2 hrs).

DIRECTIONS

For Satnav use DT10 2DS and What3words [bronzes.raven.definite](https://www.what3words.com/bronzes.raven.definite)

From Blandford head north on the A350 to Shaftesbury and at the traffic lights turn left over the bridge onto the A357 to Sherborne and Sturminster Newton. In about 7 miles you will come to another set of traffic lights by the bridge at Sturminster Newton, go over the lights towards Sherborne and then take the first left to Hazelbury Bryan. Follow the lane into the village, about 4 miles, going past the pub and the village hall (both on the right) and you will eventually come into Wonston. Drive through the village and when the turn into Marsh Lane comes up on your right, Hedgerows will be immediately on your left.



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TOTAL APPROX. FLOOR AREA = 201.6 SQ M / 2169 SQ FT

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains electricity, water and drainage. Oil fired heating.

Broadband and Mobile: Good broadband (FTTC) and reasonable mobile coverage. For more information on both go to www.ofcom.org.uk

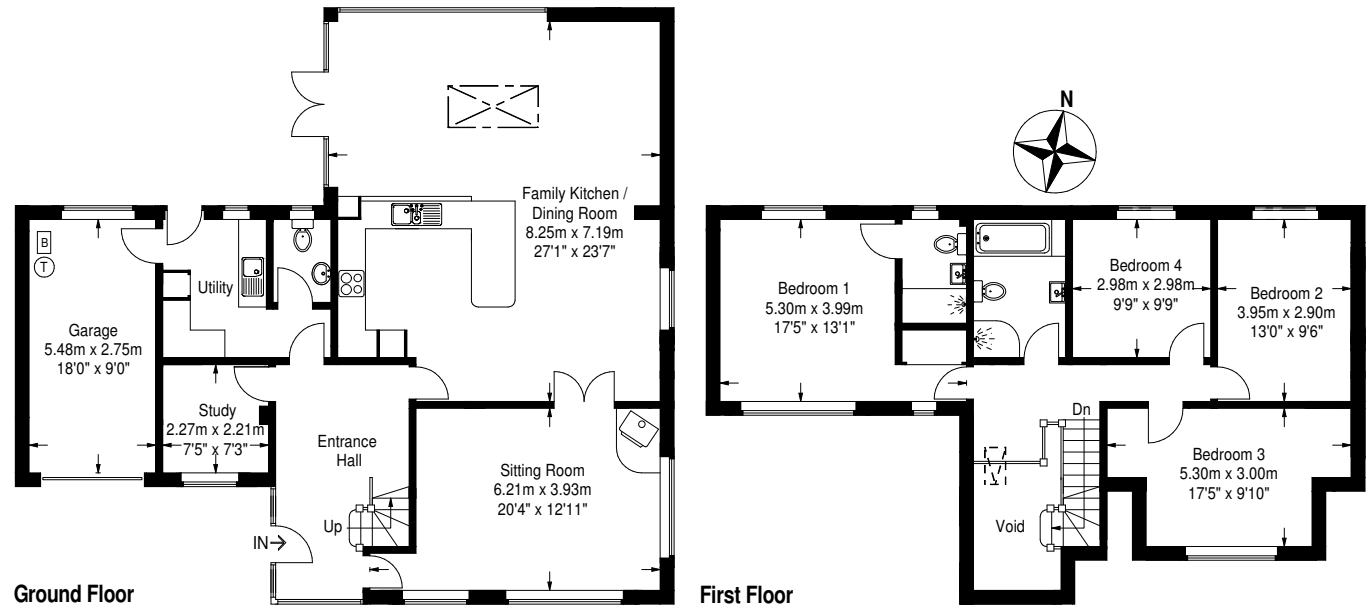
Covenants and Easements: The Land Registry Official copy of the title suggests covenants and easements affect this property. Please seek specific advice from a solicitor.

EPC: Current Band D (potentially C)

Local Authorities: Dorset Council: 01305 221000
www.dorsetcouncil.gov.uk

Council Tax: Tax Band F. Charge for the year 2026/27 £3,868.17

Viewing: Strictly by appointment with the sole agents Jackson-Stops, Shaftesbury Telephone: 01747 850858



Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Important notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

BLANDFORD FORUM

01258 423002

blandford@jackson-stops.co.uk
jackson-stops.co.uk

onTheMarket.com

rightmove



JACKSON-STOPS
PROPERTY EXPERTS SINCE 1910