



WATERLOO FARM
WATERLOO LANE, STOURTON CAUNDLE, DORSET

JACKSON-STOPS 

**WATERLOO FARM
WATERLOO LANE, STOURTON CAUNDLE
DORSET, DT10 2JF**

A BEAUTIFULLY PRESENTED,
CONTEMPORARY HOUSE SET IN 5.7 ACRES
WITH ARRESTING VIEWS OVER UNSPOILT,
ROLLING COUNTRYSIDE



DISTANCES (APPROXIMATE)

STALBRIDGE: 2.5 MILES
STURMINSTER NEWTON: 4.5 MILES
SHERBORNE: 7.5 MILES (LONDON
WATERLOO 2 HRS 15 MINS)
WINCANTON/ A303: 10.5 MILES
CASTLE CARY: 16.5 MILES (LONDON
PADDINGTON 1 HR 40 MINS)

GROUND FLOOR

- Entrance Hall
- Kitchen/Breakfast Room
- Dining Room
- Sitting Room
- Orangery
- Utility and Plant Room
- Pantry
- Shower Room
- Cloakroom

FIRST FLOOR

- Galleried Landing with Study and Seating Area
- Principal Bedroom with En-suite Bathroom and Dressing Room
- Two Further Double Bedrooms
- Single Bedroom with Gallery and Shower Room
- Dual Access Bath and Shower Room
- Two Large Balconies

GROUNDS AND OUTBUILDINGS

- Annexe with Garage, Games Room, Office, Library and Store Room
- Delightful Landscaped Gardens
- Former Milking Parlour
- Greenhouse
- Raised Vegetable Beds and Large Fruit Cage
- Three Paddocks
- Orchard
- Ample Parking
- 12 Kw Photovoltaic Array and 2 Tesla Batteries
- Total Land Holding Circa 5.7 Acres



THE PROPERTY

Designed for the current owners and completed in 2007, Waterloo Farm is a beautiful family home that takes full advantage of its wonderful setting within the landscape. The rear aspect of the house faces south-west, looking out through wide picture windows across the Dorset countryside towards Bulbarrow Hill. The house is set back off a quiet country lane in an elevated setting and is faced with honey-coloured local stone and timber under a tiled roof. Its position catches the sun throughout the day filling the interior with natural light.

Most of the ground floor occupies a single space thoughtfully arranged into separate areas, all of which look out at the lovely countryside views. There are large windows on three sides, with glazed sliding doors to an external dining area and extensive terrace. The interior has been designed as a welcoming, adaptable layout, incorporating the latest lighting and window blind technology. Adjacent seating and dining areas are grouped around an open fireplace along with a further separate seating area in a glazed orangery. The central space is lit by a large rooflight and accommodates the beech, glass and chrome staircase to the first floor.

The spacious kitchen area has a sweeping breakfast bar with adjacent walk-in pantry, laundry room and shower room. This is a true cook's kitchen, fitted with contemporary units under heatproof concrete work surfaces and incorporating built-in appliances including fan and steam ovens, barbecue grill, two dishwashers, plate-warming drawer and a wine fridge.

On the first floor is a galleried landing with a seating section and separate study area, all lit by natural light. Glazed sliding doors lead out to an external balcony and seating area, ideal for taking in those fabulous views. The principal bedroom suite occupies one side of the house where glazed doors open onto a long wrap-around balcony. The remaining three bedrooms and two ensuite/dual-access bath and shower rooms, along with a separate west-facing balcony, completes the accommodation here.

OUTBUILDINGS, GARDEN & GROUNDS

Twin electric gates open to an extensive resin parking area in front of the house. Further accommodation lies across the courtyard in a detached building housing a study and library with wood burner, a store room and double garage with games room above. The building has the necessary services pre-laid to enable it to be converted into self-contained ancillary accommodation if required.

The garden and grounds extend out on three sides of the house and are created with ease of living in mind. They incorporate a level lawn studded with a variety of fruit trees and fringed with rose and lavender beds. A ha-ha along the edge of the lawn preserves the uninterrupted view of the adjoining countryside. To one side is the vegetable garden with eight raised vegetable beds and a fruit cage. On the opposite side of the house, behind a gated wall, is a former milking parlour that is now used for storage. Beside it are a timber-framed greenhouse/shed, apiary and the 12kW photovoltaic panel array. Beyond the garden are a fenced-off reed-bed and three paddocks enclosed by hedging and stock-proof fencing. An old-style Dorset orchard, with a mixed selection of fruit trees, runs between two hedges parallel to the lane.





LOCATION

Waterloo Farm is situated in the Blackmore Vale in unspoilt, open countryside just south of the village of Stourton Caundle, which has a parish church, hall and the well regarded Trooper Inn. The neighbouring town of Stalbridge has a selection of local amenities including an independent, award-winning supermarket and café, pharmacy, dentist and optician. The larger towns of Sturminster Newton, Sherborne and Wincanton are all within easy reach. There are direct rail services from Templecombe station to Waterloo and from Castle Cary station to Paddington. Bournemouth Airport is less than an hour's drive away.

SPORTING & RECREATION

Waterloo Farm is perfectly placed for enjoying Dorset's rural lifestyle. The surrounding countryside offers a network of scenic footpaths and bridleways, perfect for walking, cycling and riding through the rolling Blackmore Vale. Local bridle paths and quiet country lanes provide excellent hacking and access to livery facilities nearby. Golf enthusiasts can enjoy several courses within a short drive, including Sherborne and Milton Abbey. The wider area is rich in wildlife and provides opportunities for fishing, shooting and field sports, while the beautiful Dorset countryside and coast offer endless routes for rambling and exploration. Local village sports clubs and community events add to the appeal, making the area a haven for both outdoor pursuits and a relaxed country lifestyle.

EDUCATION

The area around Waterloo Farm is well served by a wide choice of schools. Local primary options include Bishop's Caundle and Stalbridge, while the Gryphon School in Sherborne provides well-regarded secondary schooling. The region is also well known for its excellent independent schools, including the Sherborne Schools Group, Leweston, Clayesmore, Bryanston, Milton Abbey and Port Regis which are all within reach. These schools offer excellent academic reputations, a rich array of extracurricular opportunities and inspiring settings. Families relocating to the area benefit from access to both quality day and boarding options, ensuring a strong educational foundation in a highly sought-after part of Dorset.



LOCAL AUTHORITY

Dorset Council - 01305 221000

Tax Band - G

SERVICES

Mains water and electricity
Private drainage
Underfloor heating
Air source heat pump
2 Tesla Batteries
12kW photovoltaic solar array

EPC - C (subject to confirmation)

CONTENTS, FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others, such as curtains, carpets, light fittings, garden ornaments etc are specifically excluded but may be available through separate negotiation.

DIRECTIONS AND VIEWINGS

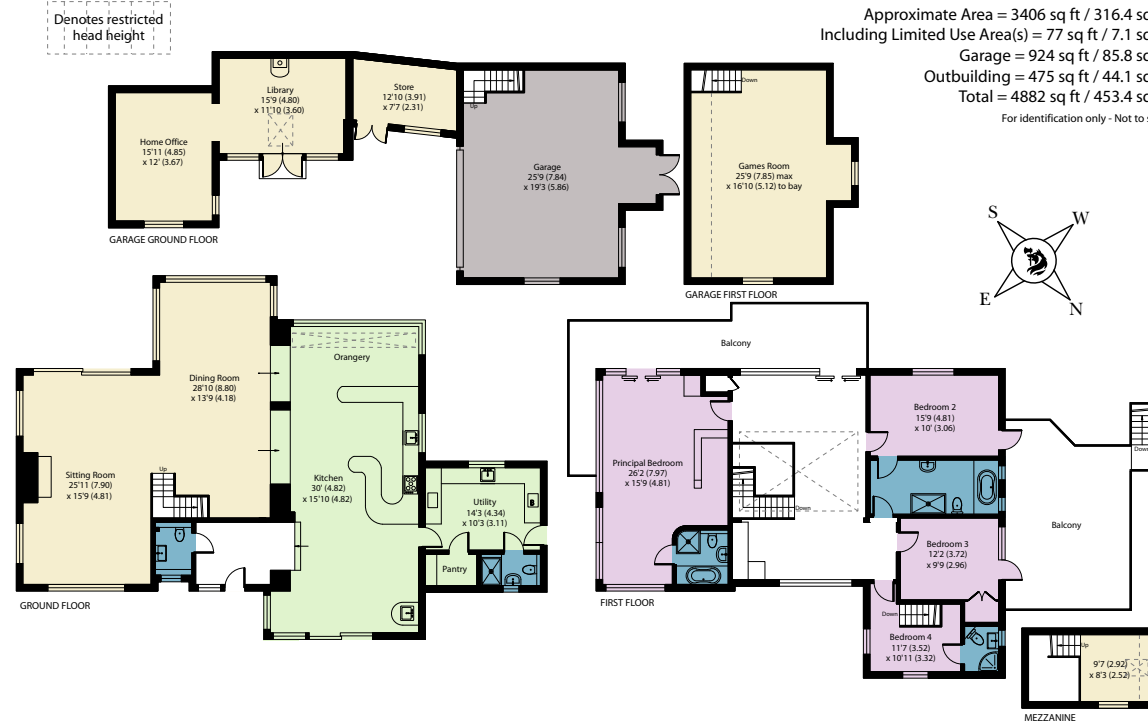
Postcode: DT10 2JF
[what3words///spared.rant.defenders](https://www.what3words.com/spared.rant.defenders)

From the crossroads in Henstridge where the A30 meets the A357, head South East on the A357 towards the centre of the village. Drive for 3 miles, through Stalbridge to a T junction. Turn right onto Cooks Lane towards Sturminster Newton. Continue for 1.2 miles and then turn right onto Waterloo Lane. The property will be found on the left after 200 yards.



Waterloo Lane, Stourton Caundle, Sturminster Newton

Approximate Area = 3406 sq ft / 316.4 sq m
Including Limited Use Area(s) = 77 sq ft / 7.1 sq m
Garage = 924 sq ft / 85.8 sq m
Outbuilding = 475 sq ft / 44.1 sq m
Total = 4882 sq ft / 453.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Jackson-Stops. REF: 1335647

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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.



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01935 810141

sherborne@jackson-stops.co.uk

jackson-stops.co.uk

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