



HARTLEY COTTAGE

7 ORCHARD LANE, WINTERBORNE KINGSTON, DORSET

JACKSON-STOPS 

HARTLEY COTTAGE
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A NEWLY RESTORED HIGH SPEC AND
EXTREMELY COMFORTABLE DETACHED HOME
IN A QUIET VILLAGE SETTING



DISTANCES

BLANDFORD FORUM 6 MILES

DORCHESTER 14 MILES

WIMBORNE 13 MILES

POOLE (STATION) 15 MILES

(ALL DISTANCES ARE APPROXIMATE)

KEY ACCOMODATION

- Popular village setting
- Comprehensive refurbishment
- Impressive accommodation (over 2,400 sq/ft)
- Superb 35ft long family kitchen/dining room
- Sitting room with fireplace and wood burner
- Six good bedrooms and three bath/shower rooms
- Principal bedroom suite with dressing and shower rooms
- Large garden with access to bridleway
- Private drive, plenty of parking and double garage



DESCRIPTION

Hartley Cottage is a handsome traditionally styled brick and flint house situated on a private development in the heart of the village. Originally constructed in the mid 90's the house was acquired by our clients as a project in 2019 and over the last five years it has been subject to an impressive and comprehensive refurbishment the result of which is the fabulous family home you see today. Despite being less than 30 years old the original roof was removed and reconstructed, enabling the addition of two bedrooms and an extra shower room, and an old conservatory was replaced with a substantial single storey extension. The accommodation now extends to over 2,500 sq/ft and is beautifully appointed with high spec fixtures and fittings, extensive underfloor heating on the ground floor, new windows and doors, and upgraded services including partial rewiring and the gas heating system. At the heart of the house is a wonderful 35ft long family living space which includes sitting and dining areas, and a smart contemporary kitchen with a large island, breakfast bar and a range of high quality integral appliances. Off the entrance hall at the front of the house there is a comfortable sitting room, a study, utility room and cloakroom. Moving upstairs there are six bedrooms, one of which is presently used as a gym, and three bath/shower rooms. There are four double bedrooms and two bath/shower rooms on the first floor, the main bedroom being particularly impressive with a separate dressing room and ensuite shower room, and upstairs again there are two more bedrooms with access to lots of eaves storage and an ensuite shower room. The refurbishment and extension have been carried out with great attention to detail. The house is immaculately presented and the reinsulated roof, new double glazing and more efficient gas heating all make Hartley Cottage a very easy and efficient home to manage, and all of that complimented lovely setting within the village.





OUTSIDE

Orchard Lane is a private cul-de-sac of 7 similarly attractive houses and Hartley Cottage is located at the end, behind a post and rail fence and five-bar gate which opens onto a gravel drive with plenty of parking in front of the detached double garage, a path to the front entrance and a gate through to the back garden. The gardens have also been improved over the last few years but are arranged for easy maintenance with a paved terrace running along the back of the house and beyond that a large level lawn runs around two sides of the house with several seating areas where you can catch the sun at various times of the day. The garden also has the advantage of a private gate onto the bridleway which runs behind the house leading to many countryside walks.

SITUATION

Winterborne Kingston is one of the seven popular Winterborne villages along the picturesque Winterborne valley to the south-west of Blandford. The village has a thriving community with a busy church and village hall, a primary school and a pub, The Greyhound. Nearby in Bere Regis there is a post office, village store, doctors with a pharmacy and a dentist, and for a wider range of amenities Blandford has an historic Georgian market square, M&S Food Hall, Tesco and Lidl superstores. The commute to Poole, Bournemouth or Ferndown is straight forward, and the A31/M27 provides a quick link to Southampton and Portsmouth, and on up to London on the M3. Poole is the nearest station (London Waterloo about 2 hours). The lovely surrounding countryside provides lots of good opportunities for sport and recreation, there are several golf clubs in the area and for sailing and water sports Poole Harbour, Studland Bay and Dorset's renowned Jurassic coastline are withing half an hours drive to the south.



PROPERTY INFORMATION

Tenure: Freehold.

Services: Mains gas, electricity and water. Private drainage (shared treatment plant). Gas central heating. Agents Note: A simple limited company (owned by the residents) exists to manage the private road and sewage treatment plant. The annual charge currently stands at about £600.

Broadband and Mobile: Good broadband and mobile coverage. For more information on both go to www.ofcom.gov.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.

Dorset Council: 01305 221000 / www.dorsetcouncil.gov.uk

Council Tax: Tax Band G. Charge for the year 2026/27 £4,469.44

EPC: Current Band D (potentially Band C)

DIRECTIONS

For Satnav use **DT11 9BF** and What3words **decorate.wool.landlords**

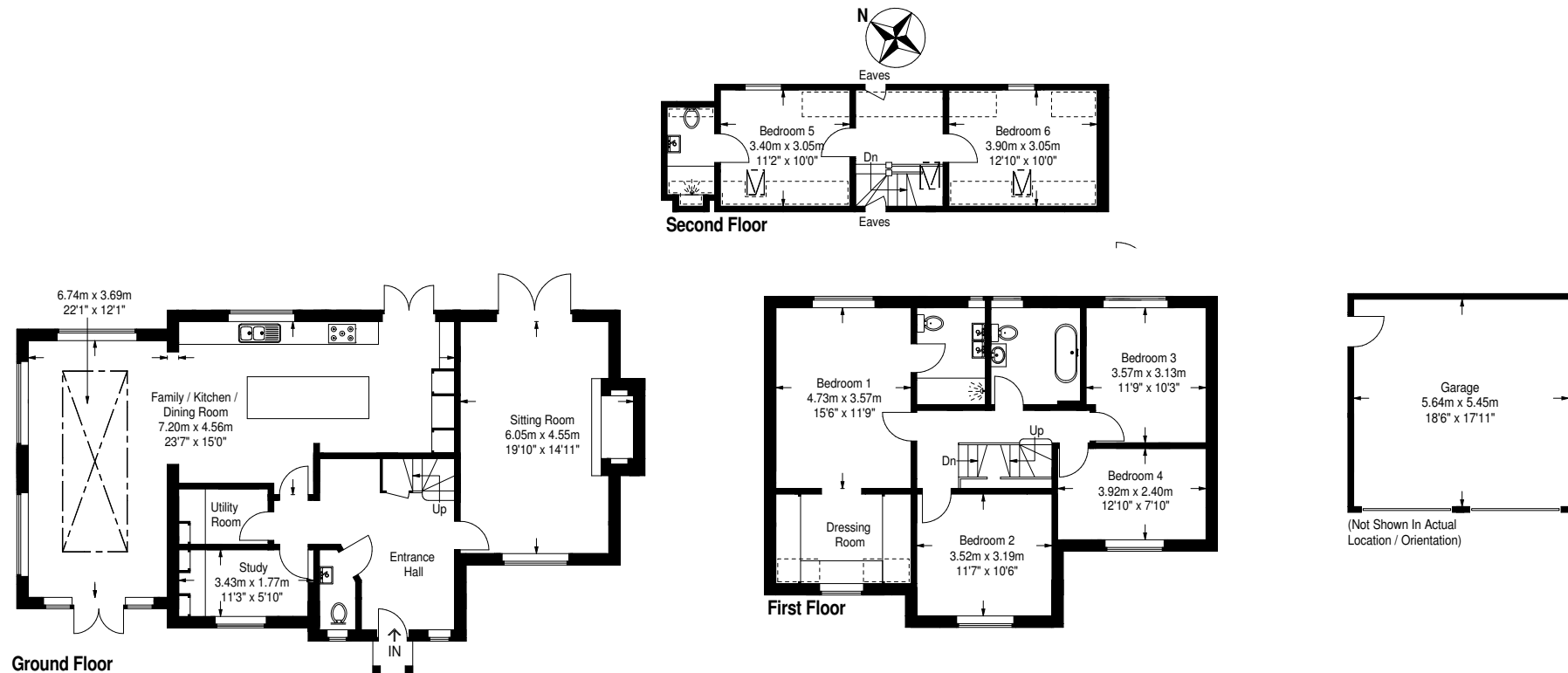
From Blandford head towards Dorchester on the A354. After about 4 miles you come to a well signposted junction where you turn left to Winterborne Kingston (and Bere Regis). As you drive through the village you will pass the pub (The Greyhound) on the right and when you reach the village hall and War Memorial on the right, turn right into West Street. Orchard Lane will come up on your left after about 500 yards and Hartley Cottage will be in front of you at the end of the cul-de-sac.



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TOTAL APPROX. FLOOR AREA 255.9 SQ M / 2754 SQ FT



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

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