



ROPERS ORCHARD
STOURTON CAUNDLE, STURMINSTER NEWTON, DORSET

JACKSON-STOPS 

**ROPER'S ORCHARD
STOURTON CAUNDLE, STURMINSTER NEWTON
DORSET, DT10 2JW**

A CHARMING DETACHED PREDOMINANTLY LOCAL
STONE BUILT HOUSE WHERE LIGHT-FILLED
ACCOMMODATION AND EXCEPTIONAL GARDENS
COMBINE TO CREATE AN ENVIABLE VILLAGE
LIFESTYLE



DISTANCES (APPROXIMATE)

STALBRIDGE: 2 MILES
SHERBORNE: 6 MILES (LONDON
WATERLOO 2 HRS 15 MINS)
STURMINSTER NEWTON: 6 MILES
WINCANTON/A303: 9 MILES
SHAFTESBURY: 12 MILES

GROUND FLOOR

- Entrance Hall
- Study
- Cloakroom
- Sitting/Dining Room
- Conservatory
- Kitchen/Breakfast Room
- Utility Room

FIRST AND SECOND FLOOR

- Principal Bedroom with Ensuite Bathroom
- Three Further Double Bedrooms
- Family Bathroom
- Attic Studio (accessed via a space-saving paddle staircase)

OUTSIDE & OUTBUILDINGS

- Delightful Established Gardens
- Orchard with a Variety of Fruit Trees
- Productive Kitchen Garden
- Separate Workshop and Garage
- Driveway Parking for Several Cars



THE PROPERTY

Ropers Orchard is an attractive detached village house, built in the year 2000 of local Stalbridge stone and reclaimed local brick beneath a slate roof, offering beautifully balanced accommodation that has been thoughtfully designed to create a light, spacious and highly versatile home. Immaculately presented throughout, it combines well-proportioned rooms with an effortless flow between the principal living spaces and the gardens beyond. A charming timber-framed porch, complete with built-in seating, provides a warm welcome before opening into a spacious reception hall. From here, a well-proportioned study offers an ideal space for home working or quieter pursuits, whilst a well-appointed cloakroom and useful understairs storage add everyday practicality. To the rear of the house lies an impressive triple-aspect sitting and dining room, thoughtfully planned to create a superb space for both relaxing and entertaining. Flooded with natural light, the room enjoys delightful views across the gardens through an elegant arched picture window, whilst an open fireplace provides a cosy focal point during the cooler months. Glazed doors lead directly into the conservatory, where uninterrupted garden views can be enjoyed throughout the seasons. The kitchen is both stylish and practical, fitted with an extensive range of timber-fronted cabinetry beneath granite worktops and centred around a substantial island. A traditional oil-fired cast iron boiler/cooker provides an attractive focal point, complemented by integrated appliances, extensive cabinetry and ample space for informal dining. A cleverly designed pantry cupboard provides further practicality, whilst the adjoining utility room offers additional storage, appliance space, a water softener and direct access to the covered side area. An open staircase rises to a bright and spacious first-floor landing, where three comfortable double bedrooms are served by a stylish family bathroom with both bath and separate shower. Enjoying a peaceful position at the rear of the house, the principal bedroom takes full advantage of far-reaching views across the gardens towards the surrounding countryside, together with extensive fitted storage and a spacious en-suite bathroom. Accessed via a space-saving paddle staircase, the second-floor studio is flooded with natural light from Velux windows and provides a versatile space for hobbies, creative pursuits or home working, whilst also giving access to useful loft storage.

OUTSIDE

The gardens are undoubtedly one of Ropers Orchard's defining features, creating a private and peaceful setting that combines ornamental planting with productive growing spaces. Immediately to the rear of the house, a generous terrace provides the perfect spot for al fresco dining and entertaining, overlooking expansive lawns that extend towards open countryside beyond. Beautifully stocked herbaceous borders, mature shrubs and specimen trees, including silver birch, willow and a variety of fruit trees, create colour and interest throughout the seasons. A clipped hedge and charming archway lead through to a delightful orchard with an array of apple, pear and plum trees, whilst a further enclosed area has been thoughtfully arranged as a productive kitchen garden with raised vegetable beds, soft fruit bushes and plentiful growing space. A substantial detached outbuilding, complete with power, water, a solid concrete floor and rainwater harvesting, provides outstanding storage and workshop potential. To the front, the property enjoys a high degree of privacy behind established planting, where attractive dry stone walling, climbing roses, hydrangeas, box hedging, fig and bay create an inviting approach. A generous driveway provides ample parking and leads to the detached stone-built garage, also constructed beneath a slate roof and benefitting from power. Although situated in the heart of this sought-after village, Ropers Orchard enjoys a remarkable sense of peace and seclusion. Its beautifully established gardens provide an idyllic backdrop in which to relax, entertain and enjoy the changing seasons.



LOCATION

Stourton Caundle lies in the heart of the Blackmore Vale and is a very pretty village tucked away from main roads. This wonderful landscape, which has changed little for centuries, comprises mainly dairy farms and thus the area is predominantly grassland, broken up with hedges and small woodland coverts. This gently undulating landscape is well known for its beauty and was immortalised by Thomas Hardy in his Wessex novels, since which time it has remained unspoilt. To the south, the Dorset Downs rise up with the majestic heights of Bulbarrow in the distance. The heart of the village, which is a Conservation Area, embraces mainly period stone houses and cottages and has a public house and church. It is a thriving village with a Sports Club offering badminton, snooker, short mat bowls, table tennis and pickleball, alongside a variety of clubs and groups, including gardening, books, walking, cycling, stitch and knit, Pilates and line dancing. Rich in history and literary heritage, Stourton Caundle was home to Enid Blyton, who wrote Five on Finniston Farm while living at Manor Farm. The nearest shops are 2 miles away in the small town of Stalbridge (including an award-winning independent supermarket, 'Dikes'), as well as in Bishops Caundle where one can find a post office/stores and a primary school. The pretty town of Sherborne, renowned for its Abbey, schools and two castles, is approximately 6 miles away and offers a range of traditional shops, boutiques and supermarkets. Other accessible towns in the area include Blandford, Sturminster Newton, Shaftesbury, Yeovil and Dorchester. Communications to this part of the world have improved markedly in recent years with the upgrading of the A303, to the M3 and London. To the north of the village, the A30 gives access to Shaftesbury and Salisbury and there are main line railway stations in Sherborne and Templecombe, serving London Waterloo in a little over two hours and Exeter to the West.

SPORTING AND RECREATION

There are numerous golf courses within easy motoring distance including Sherborne and Yeovil. Racing at Wincanton, Salisbury, Bath and Exeter. Water sports on the Dorset coast (about 30 miles) or on Sutton Bingham Reservoir near Yeovil. Riding and walking on an extensive network of bridleways and footpaths. Theatres at Bath, Taunton, Salisbury and Bournemouth. The Newt country estate and Hauser & Wirth in Bruton provide further cultural opportunities.

EDUCATION

The area is particularly noted for the high quality of its schools including independent schools such as the Sherborne Schools Group, Hazelgrove, Port Regis, Leweston and Bruton Schools as well as Bryanston School in Blandford Forum, along with highly regarded state schools at Sherborne and Gillingham. The local primary school is also well regarded.



LOCAL AUTHORITY

Dorset Council: 01305 221000

Council Tax Band: F

SERVICES

Oil fired central heating and water plus solar thermal hot water system
Mains electricity, water and drainage
Broadband - 57 mbps

CONTENTS, FIXTURES AND FITTINGS

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

DIRECTIONS AND VIEWINGS

(postcode DT10 2JW)

what3words ///compound.crossings.onions

From Sherborne proceed south on the A352 and take the A3030 left for Bishops Caundle. After about 4.5 miles, pass the White Hart pub on the right and then turn left, onto Stony Lane, signed Stourton Caundle. Proceed for about 1.9 miles, around a sharp left-hand bend into the village. Continue through to the High Street and the entrance to Ropers Orchard can be found on the right, about 50 metres beyond The Trooper Inn.

Only by appointment with Jackson-Stops' Sherborne office 01935 810141

AGENTS NOTE

The property shares a short driveway with a neighbour

The property lies in a conservation area

Ropers Orchard, Stourton Caundle, Sturminster Newton

Approximate Area = 2638 sq ft / 245 sq m
Including Limited Use Area(s) = 62 sq ft / 5.7 sq m
Garage = 156 sq ft / 14.4 sq m
Outbuilding = 347 sq ft / 32.2 sq m
Total = 3203 sq ft / 297.3 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 2026. Produced for Jackson-Stops. REF: 1495987



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SHERBORNE

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