



BRIAR COTTAGE

TARRANT MONKTON, BLANDFORD FORUM, DORSET

JACKSON-STOPS 

BRIAR COTTAGE
TARRANT MONKTON, BLANDFORD FORUM, DORSET

A PICTURE PERFECT PERIOD COTTAGE
AND GARDEN, IN A SOUGHT AFTER
VILLAGE SETTING



DISTANCES

Blandford 6 miles

Wimborne 9 miles

Poole and Bournemouth 18 miles

Salisbury 20 miles

(all distances are approximate)

KEY FEATURES

- Idyllic village setting
- Period cottage with contemporary style
- Comfortable accommodation (about 1,800 sq ft)
- Fabulous garden room and dining area
- Sitting room with woodburning stove
- Large kitchen with quality appliances
- 3 Bedrooms and 2 smart bath/shower rooms
- Study or ground floor 4th bedroom
- Lovely enclosed cottage garden

DESCRIPTION

Briar Cottage offers a charming combination of period character and stylish modern living in a popular village setting. The original Victorian cottage was comprehensively refurbished and extended about 20 years ago and when our clients bought the property in 2021, they completed another phase of simple updating and decorative refurbishment and cleverly relandscaped the garden to create the ideal village home they have today. The sitting room with fireplace and wood burner and the study (or ground floor 4th bedroom) are in the old part of the cottage, and in the modern extension a generous dining area opens into a well fitted kitchen with quality built in appliances. Connecting the old and new parts of the cottage is a fabulous light garden room by David Salisbury that was added by the previous owners about 10 years ago. Upstairs there are three bedrooms (two doubles and a generous single) and two smart bath/shower rooms, one of which is ensuite. Sensible maintenance and re-decoration have continued right up to date, and the installation of the latest efficient electric heating system make Briar Cottage an easy and economical home to run, a perfect character home in a picture postcard village ideal for young families, for retirement or as a 2nd home/country retreat.

OUTSIDE

The garden is another special feature of the cottage. To the front a pretty enclosed garden with a path to the porch separates the cottage from the lane and drive, but most of the garden lies to the side where it has been relandscaped to create a long spilt level lawn and pond with beautifully stocked, colourful traditional borders. At the far end of the garden there is an enclosed work area with a timber workshop/garden store and immediately behind the garden room, on the south and east side of the cottage there is a large, paved terrace which gets the sun throughout most of the day. In front of the terrace there is a block paved parking area for a couple of cars.

SITUATION

Tarrant Monkton is one of the prettiest villages along the picturesque Tarrant Valley. It is well known for the Langton Arms public house and restaurant, and surrounded by the distinctive rolling countryside of Cranborne Chase, a National Landscape area. Although the four Tarrant villages at this end of the valley (Gunville, Hinton, Launceston and Monkton) are very rural they are by no means isolated and there is a thriving community in the valley. As well as the pub there is a local butcher, a church and busy village hall, and a rather good wine merchants and farm shop in Tarrant Hinton. Blandford Forum with its historic Georgian market square is only a short drive away and has an excellent range of amenities including an M&S food hall, Lidl and Tesco superstore. For a wider range of amenities Salisbury, Dorchester and Poole are all within about half an hour's drive.

Communication links around the village are excellent, the business centres along the coast from Poole, Ferndown and Bournemouth through to Southampton and Portsmouth are all within reasonable driving distance. The A303/M3 is the easiest route to London and Salisbury is the most convenient station (London Waterloo from 1hr 45 mins). There is plenty of opportunity for sport and recreation in the area and excellent walking, riding and cycling in the countryside that surrounds the village. Within about ½ hour you can be enjoying water sports and sailing in Poole Harbour, Studland Bay or walking in Wareham Forest, the Purbecks or along Dorsets renowned Jurassic coastline.



BRIAR COTTAGE TARRANT MONKTON, BLANDFORD FORUM, DORSET, DT11 8RX

TOTAL APPROX. FLOOR AREA 169.2 SQ M / 1821 SQ FT

PROPERTY INFORMATION

Tenure: Freehold.

Services: Mains water and electricity. Private drainage (septic tank). Electric heating.

Mobile and Broadband: Good broadband (FFTP nearby) and mobile coverage. For more information go to www.offcom.gov.uk

Covenants and Easements: Please seek specific advice from a solicitor.

Local Authorities: Dorset Council. (01305) 251000. www.dorsetforyou.gov.uk

Council Tax: Band F. Current charge for the year 2026/27 £3,827.52

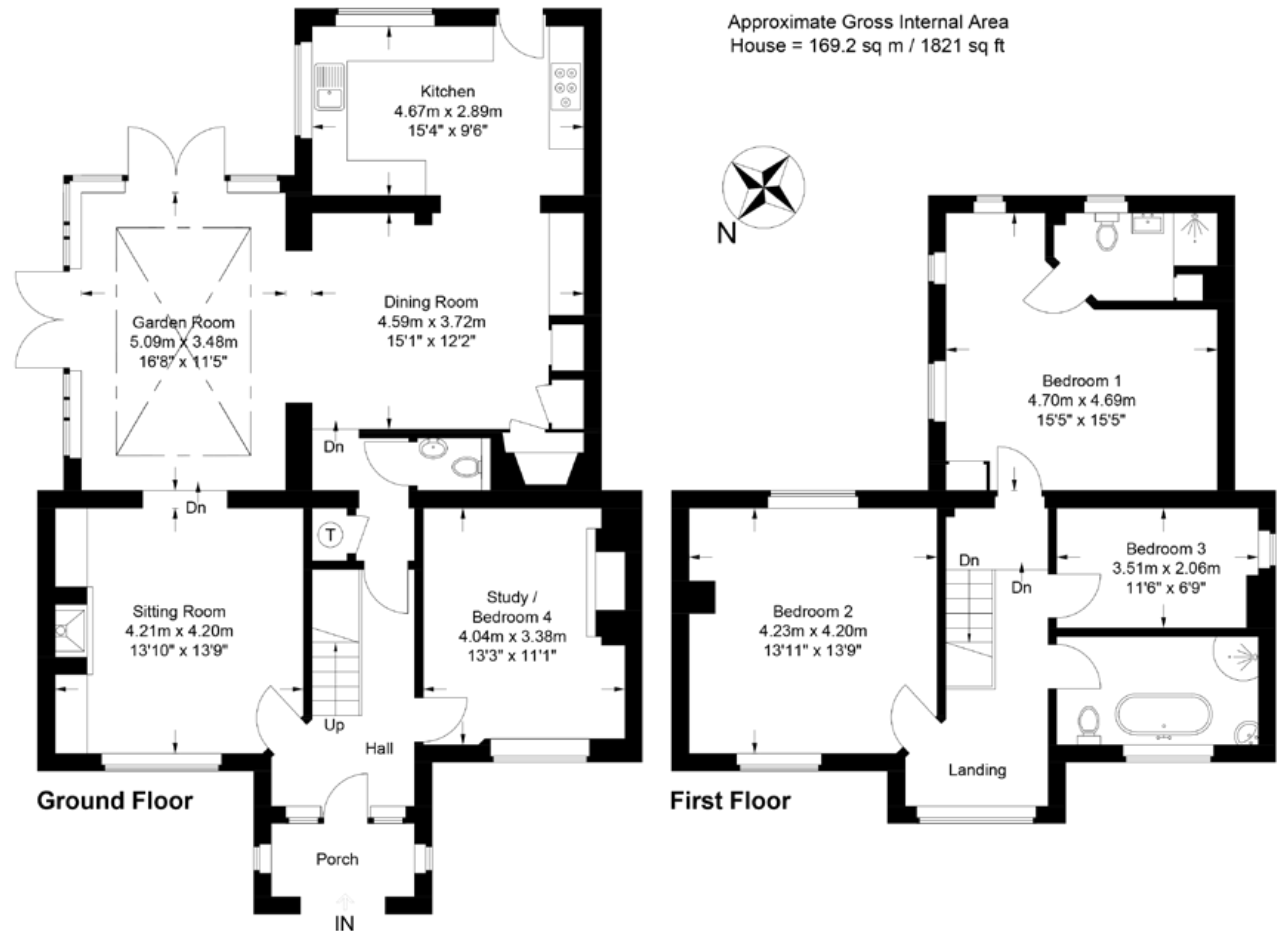
EPC: Band E (potentially Band D)

Directions

For Satnav use DT11 8RX or What3words [magic.boast.daylight](https://www.what3words.com/magic.boast.daylight)

Leave Blandford Forum heading east on the A354 to Salisbury. Pass through Pimperne and at the staggered crossroads in Tarrant Hinton turn right to Tarrant Monkton. Follow the lane for about 1½ miles until you come into the village. If you bear right and go through the ford, Briar Cottage will come up on the left about 100 yards after the pub. To avoid the ford bear left and follow the lane for about ½ a mile until you see another sign to Tarrant Monkton Avoiding Ford. Turn right, follow the lane back into the village and Briar Cottage will come up on your right. If you reach the pub and the church, you have gone slightly too far.

Viewing: Strictly by appointment with the agents: Jackson-Stops, Blandford 01258 423 002



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: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

BLANDFORD FORUM

01258 423002

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

onTheMarket.com

rightmove



JACKSON-STOPS
PROPERTY EXPERTS SINCE 1910