



THE PADDOCK

FIDDLEFORD, STURMINSTER NEWTON

JACKSON-STOPS





**THE PADDOCK
FIDDLEFORD, STURMINSTER NEWTON**

A BEAUTIFULLY REFURBISHED AND EXTENDED
PERIOD PROPERTY SET IN SOME 2 ACRES OF
DELIGHTFUL GARDENS AND GROUND.



ACCOMMODATION

Ground Floor

- Reception Hall
- Kitchen/Breakfast Room
- Drawing Room
- Study
- Utility Room
- Large Walk-In Pantry
- Cloak Room/Shower Room

First Floor

- Principal Bedroom with en-suite Bathroom
- Three Further Bedrooms
- Family Bathroom

Outside

- Garaging with Enclosed Double Garage and Open Fronted Two Bay Cart Shed
- Open Fronted Loggia Under Thatched Roof
- Summer House
- Greenhouse
- Garden Sheds
- Large Tranquil Pond and Decking Area
- Vegetable and Fruit Garden
- Gardens, Orchard and Grounds

In all about 2 acres

DISTANCES

BLANDFORD FORUM 8 MILES

SHAFTESBURY 11 MILES

TEMPLECOMBE 11 MILES
(LONDON WATERLOO CONNECTION)

GILLINGHAM 12 MILES
(LONDON WATERLOO CONNECTION)

SHERBORNE 14 MILES

A303 17 MILES

DORCHESTER 21.5 MILES

SALISBURY 29 MILES

BOURNEMOUTH AIRPORT 24.5 MILES

(ALL MILEAGES APPROXIMATE)

THE PROPERTY

Dating from the 19th Century, The Paddock is an attractive brick and rendered house under clay tile roof, sympathetically extended in 2003/2004 and more recently beautifully refurbished to create a wonderfully light and airy family home over two floors. On entering the house, one is greeted by an attractive reception hall with tile flooring leading through to all the main rooms making this a fabulous home to entertain and for everyday living. Rooms of note include the sitting room with vaulted ceiling and spectacular fireplace with woodburner, and three sets of French doors opening out to the rear sun terrace at one end, and the kitchen/breakfast room, with beautifully fitted kitchen and well-proportioned walk-in larder at the other.

Upstairs, the landing to the first floor enjoys a real sense of bright and airy space, which gives access to all the bedrooms. All bedrooms are double size, the main bedroom with its ensuite shower room and a large family bathroom.





OUTSIDE

The property is approached through electric double gates onto a winding tree lined gravel drive, which opens out in front of the house with a large gravel parking area for numerous cars. From the parking area there is a large timber framed double carport and adjoining double garage under clay tile roof and a paved walkway leading to paved sun terrace running across the east elevation of the house. A separate double-gated and fenced entrance is located on the western boundary of the property, which includes the bin store and LPG tank.

GARDENS

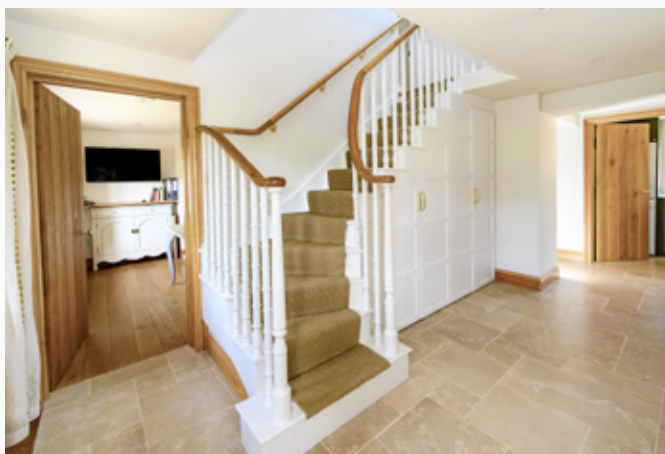
The gardens and grounds at The Paddock are stunning. Wonderful gardens lie principally to the north and west and are largely laid out lawn, and feature a magnificent array of mature trees, shrubs and fruit trees and a fabulous summerhouse and decked area leading out to a large pond. There is also an impressive timber framed and thatched loggia, which adjoins an enclosed fruit and vegetable garden with beautifully arranged raised beds between gravel pathways together with a greenhouse and shed.

EDUCATION

There is a wide choice of schools locally from both the private and state sectors. Sturminster High School and Gillingham School and both popular secondary schools, and there is a primary school in Sturminster Newton (William Barnes Primary School). Private schools include Bryanston, Claysmore, Sherborne Boys and Sherborne Girls School. Prep schools include Port Regis, Sandroyd, Hanford, Knighton House and Claysmore Prep.

SPORTING AND RECREATION

There is magnificent walking, riding and cycling locally. Golf at Rushmore Park, Sherborne and Ashley Wood (Blandford). Racing at Wincanton, Salisbury and Bath. Theatres at Salisbury, Poole, Bournemouth and Bath, and watersports on the south coast.





SITUATION

Fiddleford is a small hamlet to the southeast of the popular market town of Sturminster Newton, which has a weekly market and lies in the heart of the Blackmore Vale. In recent years it has undergone considerable regeneration with an active arts center, a doctor's surgery, supermarket, traditional butcher and delicatessen, cafes, pubs, and dental practices. The county town of Dorchester lies to the south and offers a wide range of facilities and other towns in the area include Shaftesbury, Blandford Forum and Sherborne. Templecombe and Gillingham have mainline stations to London Waterloo (approximately 2 hours) and the A303 lies some 17 miles to the north, giving access to the West Country and London via the M3.

DIRECTIONS (DT10 2BX)

From our offices in Shaftesbury, proceed down Bimport and St John's Hill and leave Shaftesbury on the B3091 towards Sturminster Newton. Proceed straight through the town and turn left after the bridge, heading south on the A 357 towards Blandford. Continue for approximately a mile to the hamlet of Fiddleford, and just before the Fiddleford Inn, turn left. Continue down this lane and follow the road round to the right. After some 200 yards the entrance to The Paddock will be seen on the left-hand side.

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

PROPERTY INFORMATION

Services: Mains water and electricity, private drainage and LPG central heating.

Tenure: Freehold with vacant possession on completion.

Local Authority: Dorset County Council: www.dorset.gov.uk

Council Tax: Band G

EPC: Rating F

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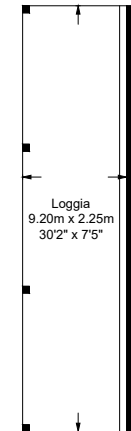
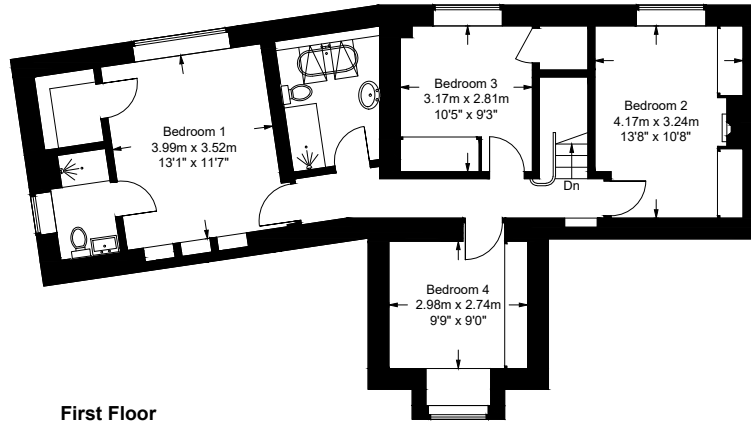
TOTAL APPROX. FLOOR AREA

HOUSE = 2266 SQ FT / 210.5 SQ M

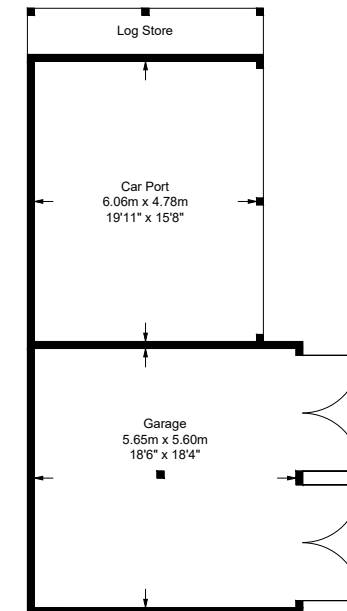
GARAGE = 340 SQ FT / 31.6 SQ M

TOTAL = 2606 SQ FT / 242.1 SQ M

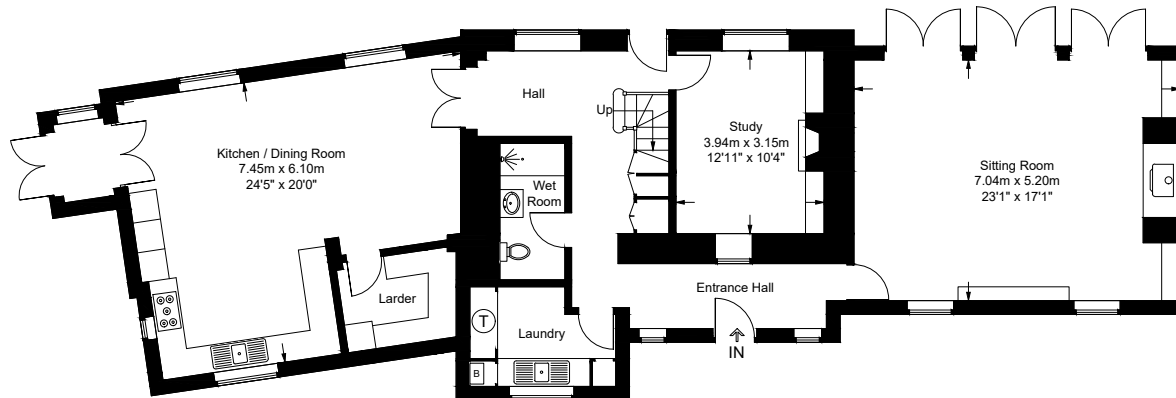
(EXCLUDING CAR PORT / LOG STORE / LOGIA)



(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)



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.



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