



Farnham
Dorset, DT11 8DE

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FREEHOLD PRICE £1,125,000

An exceptional and unique bespoke modern home offering well-proportioned and versatile accommodation amounting to in excess of 4,500 square feet. Situated within a delightfully mature garden of just under three quarters of an acre, there are pleasant views over this much sought after village which lies within the heart of the beautiful Cranborne Chase.

The Stables was built in 2001 and is an exceptionally well presented and fitting country home. It has been occupied by the current owners since new and with attractive brick and cladded elevations under slate tiled roofs, The Stable stands within 0.7 acres (approx.) of beautifully maintained gardens and grounds. The high specification of finish is evident throughout the accommodation, with exposed White Oak joinery, 'Fired Earth' tiled floors and beautifully handcrafted bespoke kitchen with granite worktops and electric triple Aga.

The accommodation has been thoughtfully planned over two floors with separate sleeping areas to provide perfect guest/children's accommodation. The two principal bedrooms are both en suite. The double aspect Master suite, also en suite, is to be found on the ground floor and has French doors to a courtyard garden with delightful countryside views. The well planned, spacious kitchen/dining room has an elevated dining area. Glazed, white oak doors then lead to an impressive drawing room with vaulted ceiling, exposed timber roof trusses and exposed brick fireplace with inset 'Jet Master' open fire. French doors then lead to a large patio area. Flag stoned rear hall has decorative brass inserts and leads to the main reception hall. There is a further room currently used as a gymnasium, a utility and boot room and cloakroom. French doors give access to the courtyard garden. There is also a study and a further cloakroom. Super fast broadband.

Outside. The property is approached by a gravel driveway with cast iron electric gates, which sweeps through the mainly lawned gardens and grounds, leading to the double garage and further off road parking. There are planted borders to one side with a range of attractive shrubs and plants. There is a patio area at the rear of the property. A particular feature is the original stable walls and gate adjoining the rear courtyard, also planted with a range of attractive shrubs.

Farnham village has a popular Public House and a church. The Georgian market town of Blandford Forum is approximately 8 miles distant and the cathedral city of Salisbury is approximately 18 miles. Cranborne Chase is ideal for country pursuits and offers superb walking and riding opportunities. Close by is Rushmore Park '18 hole' golf course. Excellent range of schools in the local area which include Bryanston, Clayesmore, Milton Abbey, St. Mary's Shaftesbury, Sandroyd and Bere Regis in the private sector. State schools include Blandford School, Cranborne Middle and Gillingham School. Preparatory and Primary Education can be found at Clayesmore, Knighton House, Pimperne and Fontmell Magna.

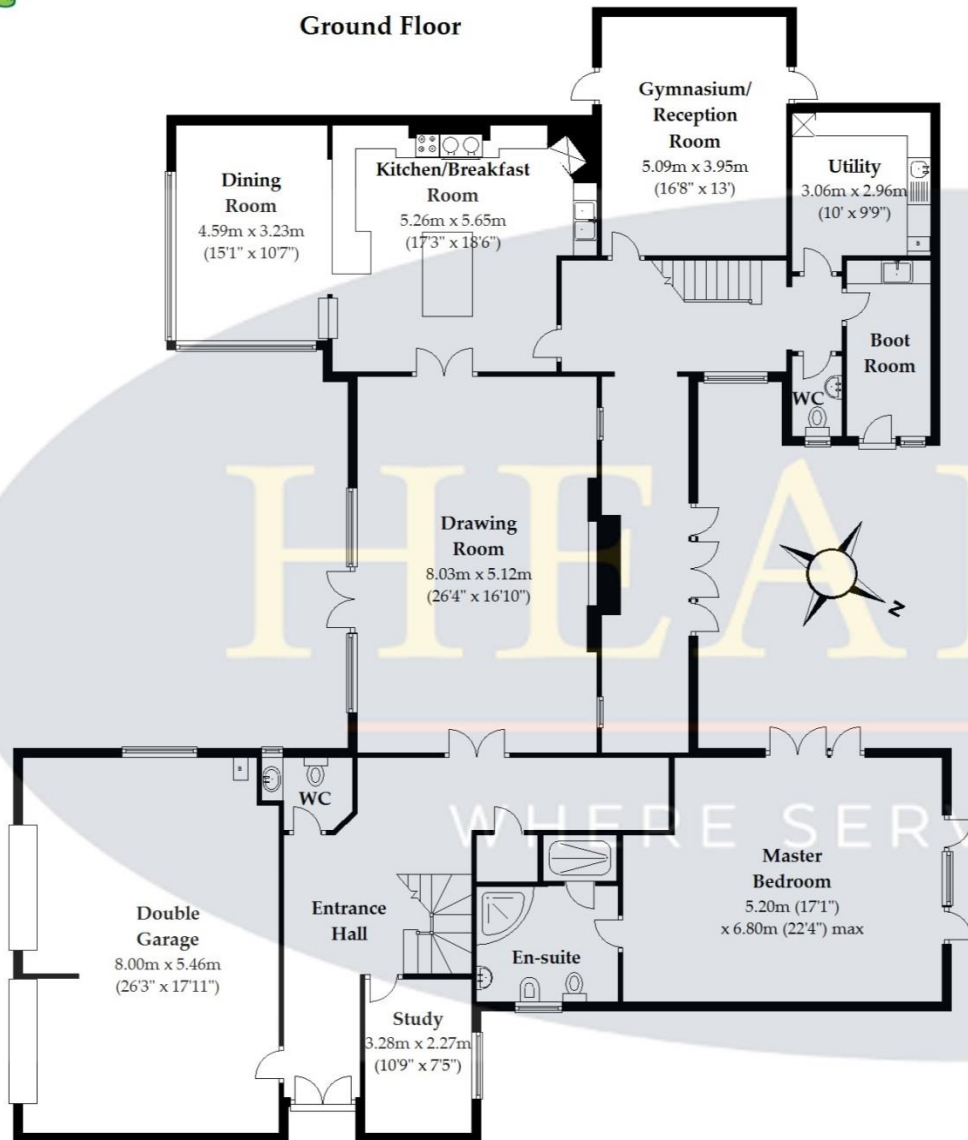
COUNCIL TAX BAND: G EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





Ground Floor

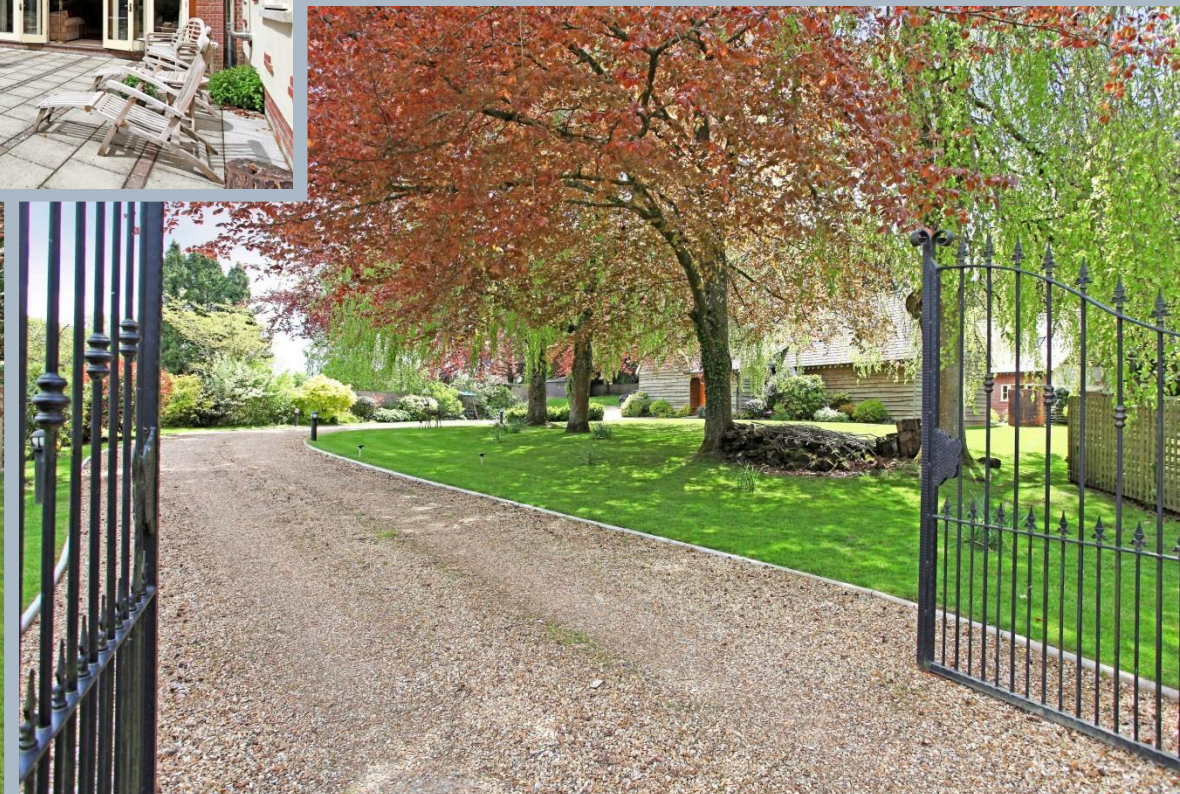


First Floor



Gross Internal Floor Area: approx 383.9 sq.metres (4132 sq. feet) excluding void.
Garage Internal Floor Area: approx 42.8 sq.metres (461 sq. feet)
Overall Total Area: approx 426.7 sq.metres (4593 sq. feet)

Plan not to scale and is for illustrative purposes only. The dimensions, North point and all other items are approximate and should not be relied upon. All internal spaces attached to the main property are included in the floor areas stated. 3D plans do not represent the state of the property.





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