

The Malt House,
Compton Abbas, Shaftesbury



Strutt
& Parker

Land and property. Since 1885.



4,508 sq ft (419 sq m) | Freehold
5 reception rooms | 3 bedrooms | 3 bathrooms
Off street parking | Garden | Village location

Guide price £1,550,000



A delightful village home of exceptional character, combining historic charm, elegant interiors and beautifully established gardens on the edge of the Cranborne Chase National Landscape.

The Malt House is a characterful period property offering beautifully presented and flexible accommodation, set within extensive gardens and grounds. The property features attractive brick and stone elevations, while the interiors retain a wealth of character, including exposed timber beams and impressive fireplaces.

The ground floor has a welcoming reception hall with wooden parquet flooring and doors to two well-appointed reception rooms at the front of the home. These comprise a study, providing a private space for home working, and the comfortable 25ft drawing room, which features a cast-iron fireplace and dual aspect, including south-east-facing French doors opening to the gardens. Towards the rear, the family room features an imposing brick-built fireplace, while the sociable kitchen and dining room has a light and airy feel, with a vaulted ceiling and exposed beams. There is space for a family dining table, while the kitchen is fitted with white units, granite worktops and an Aga. A large utility room/larder provides further space for storage and appliances.

A rear hall leads to a generous double bedroom with en suite bathroom on the ground floor, with direct access to the gardens. The bedroom also leads through the en suite bathroom to the studio, which provides a workspace on the ground floor and a further workspace or home gym above. The main central staircase leads to an open upper landing and two additional double bedrooms. These include the principal bedroom with its luxury en suite bathroom, together with a further bedroom with built-in wardrobes. The first floor also has a family bathroom and a large attic store.

Outside, the gardens and grounds feature rolling lawns and meadows, numerous mature trees, established shrubs and hedgerows, together with a peaceful pond. Paved and gravel terraces provide space for alfresco dining, while vehicle access is via gates onto a gravel driveway offering ample parking.







Location

The property lies in the picturesque village of Compton Abbas, surrounded by stunning rolling countryside on the edge of the Cranborne Chase National Landscape in north Dorset. Chalk downland to the east, Melbury Beacon to the north and Fontmell Down to the southwest, offer outstanding walking directly on the doorstep, including the celebrated Fontmell and Melbury Downs nature reserves. The village itself has a parish church and a village hall, while the historic hilltop town of Shaftesbury, three miles to the north, provides a wide range of everyday amenities including independent shops, a supermarket, restaurants, cafés and a medical centre. Schooling includes primary provision at neighbouring Fontmell Magma and secondary schooling in Shaftesbury, as well as the independent Clayesmore School nearby. The market town of Blandford Forum, nine miles to the south, provides further shopping and leisure facilities, while the A350 gives road connections north towards Warminster and the A303.

Postcode region: SP7

General

Local authority: Dorset Council

Services: Mains electricity and water. Private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Council Tax: Band G

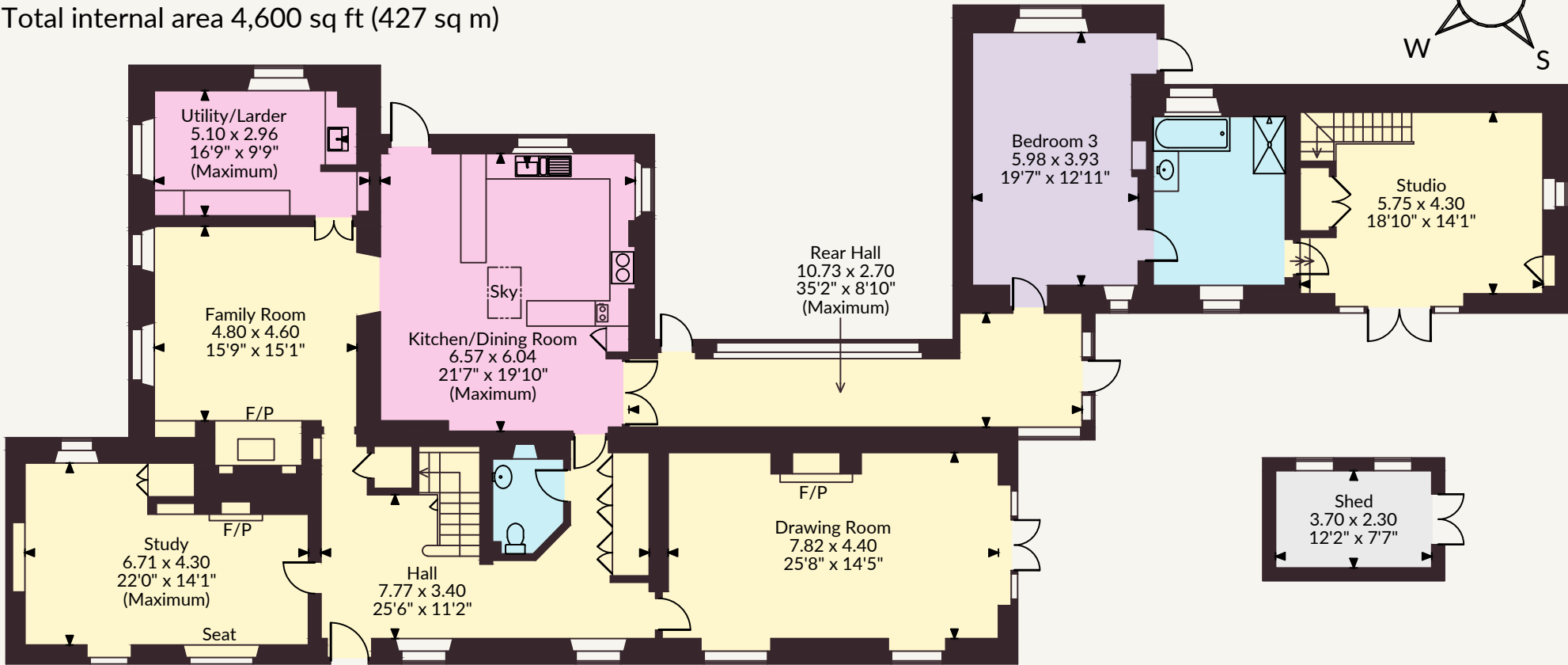
EPC rating: E

Mobile and Broadband checker: Information can be found here

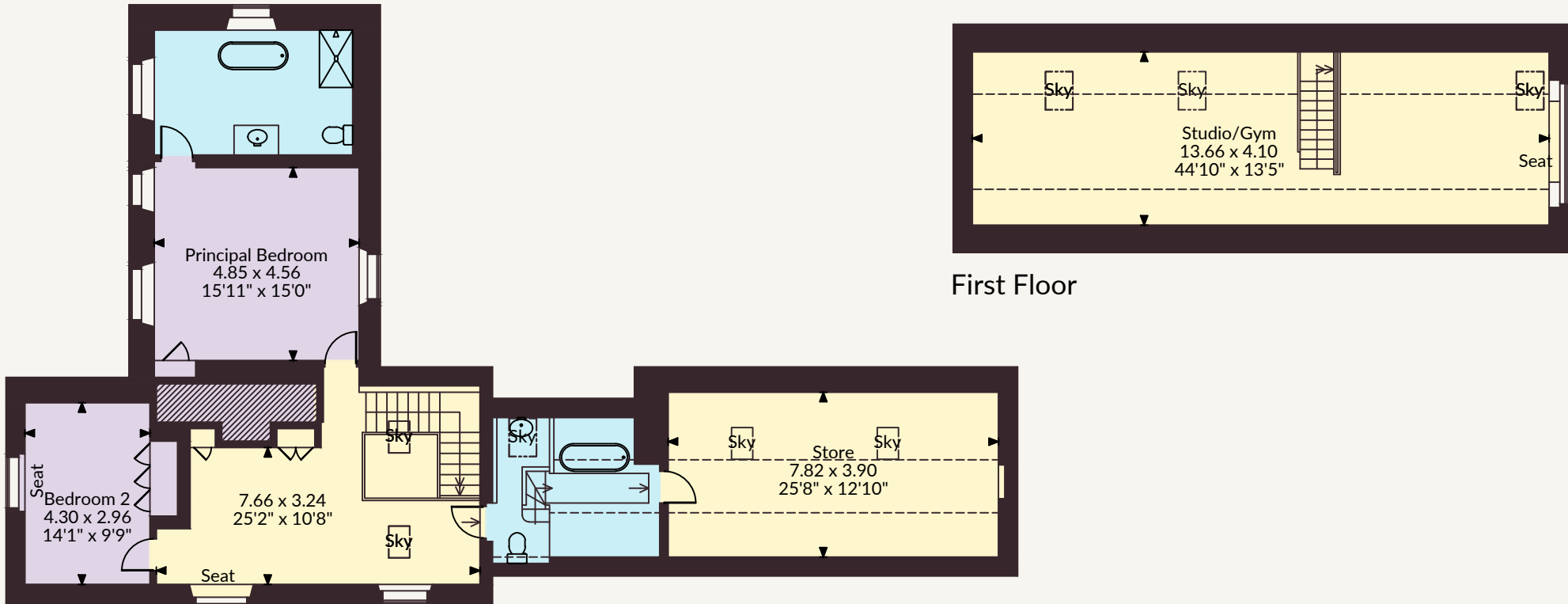
<https://checker.ofcom.org.uk/en-gb/>



The Malt House, Compton Abbas, Shaftesbury
Main House internal area 4,508 sq ft (419 sq m)
Shed internal area 92 sq ft (9 sq m)
Total internal area 4,600 sq ft (427 sq m)



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□□□ Denotes restricted head height
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