

Glebe House
Mappowder, Dorset



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4,370 sq ft (406 sq m) | Freehold
5 reception rooms | 5 bedrooms | 4 bathrooms
Triple garage | One bedroom annexe | Stable | About 3.25 acres
Village location

Guide price £1,765,000



A substantial country house and annexe, set within delightful gardens and surrounded by beautiful countryside, in the small Dorset village of Mappowder

Glebe House is an impressive, detached property with a wealth of attractive character features, extensive accommodation and far-reaching gardens and grounds. Situated in the small and picturesque village of Mappowder and surrounded by rolling Dorset countryside, the property offers five well-presented bedrooms, while also benefitting from a detached annexe with further accommodation.

Ground-floor reception rooms include a generous drawing room with exposed timber beams, a fireplace, full-height windows and French doors opening to the front gardens. There is also an airy sitting room with a brick-built fireplace and a dual aspect, including French doors to the south-facing terrace for al fresco dining. Further living and entertaining space includes the formal dining room and the sunny conservatory, offering splendid views across the gardens, while the ground floor also has a well-equipped, open-plan kitchen and breakfast room with modern kitchen units, a range cooker, an Aga and a central island.

The stunning oak split staircase leads to a galleried landing, off which there are five double bedrooms, including the large principal bedroom, which features a vaulted ceiling with exposed eaves and benefits from a Juliet balcony overlooking the front gardens, and a large en suite bathroom. The second bedroom is also en suite and features dual French doors opening to a south-facing balcony, while the landing also leads to a dressing room and shared shower room. A further shower room is located on the ground level.

The annexe includes a sitting room, a fully fitted kitchen, one large double bedroom and a shower room. The outbuilding also has stores, a stable and a triple garage for secure parking and workshop space. Outside, the gardens feature beautifully maintained lawns, sunny patio areas, an ornamental pond, established hedgerows and trees, and vibrant, colourful beds bursting with life. There is also a grassy paddock to the south, which could be used for grazing livestock or equestrian activities.







Location

The property lies in a peaceful position on the edge of the pretty Dorset village of Mappowder, on the southern edge of the Blackmore Vale, surrounded by glorious rolling countryside and within easy reach of the Dorset Downs. The village has an attractive parish church, while everyday amenities are easily accessible in Hazelbury Bryan, two miles to the north. Hazelbury Bryan's facilities include a public house, a village store and a primary school. The larger towns of Sturminster Newton and Sherborne are both within easy reach and offer a more comprehensive range of shops, supermarkets, restaurants and leisure facilities, along with secondary schooling. The historic county town of Dorchester lies approximately 12 miles to the south. The area is well connected by road, with the A357 and A30 providing routes towards Yeovil, Blandford Forum and beyond, while mainline rail services are available from Gillingham and Sherborne stations.

Postcode region: DT10

General

Local authority: Dorset Council
Services: Mains electricity and water. Oil fired central heating. Private drainage which we understand is compliant with current regulations.
Council Tax: Band G
EPC rating: House D Annex D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Glebe House Hammond Street, Mappowder, Dorset

Gross internal area (Approx.)

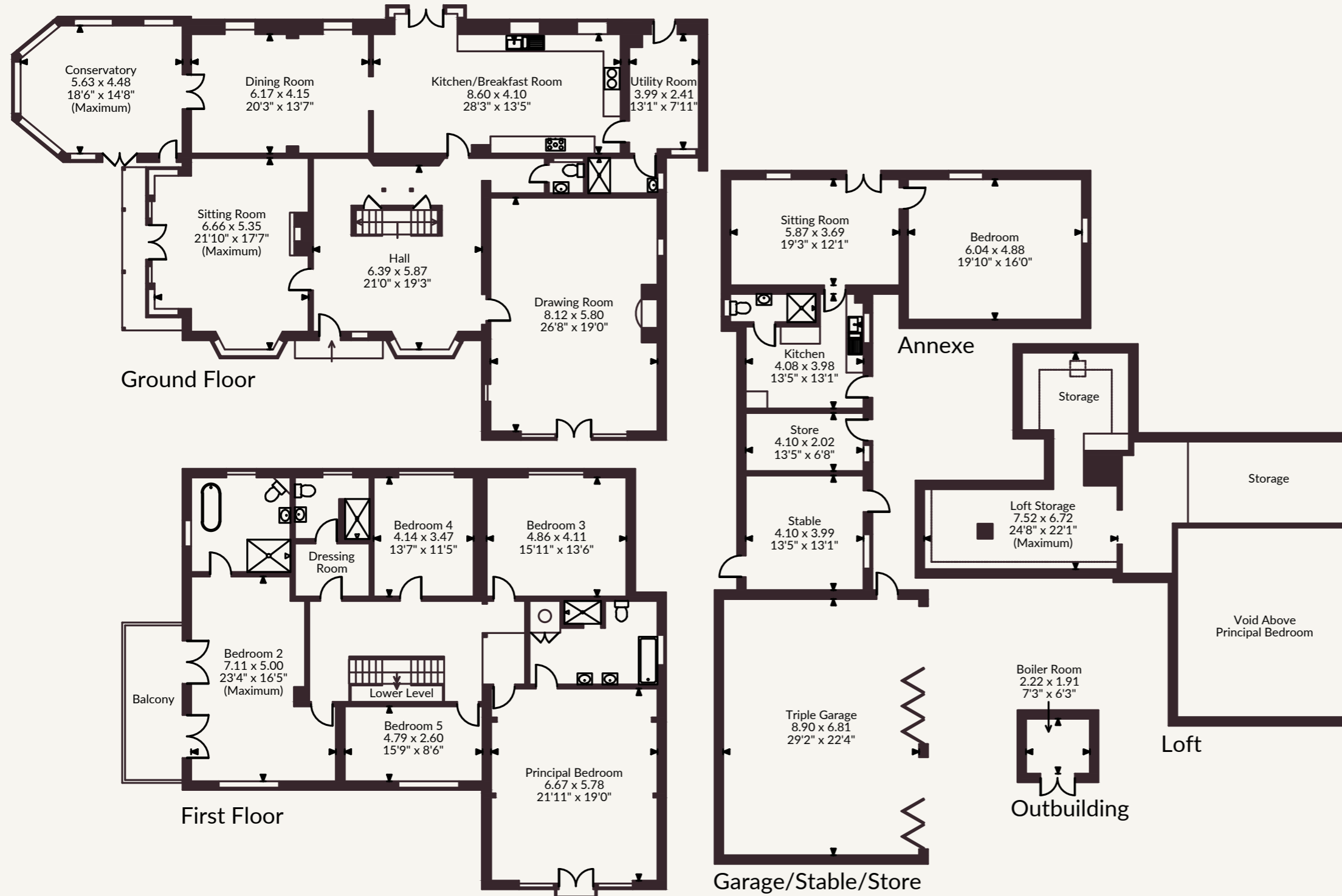
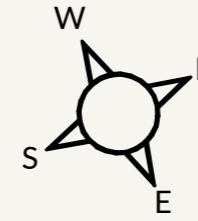
Main House internal area (Excl. Loft) 406 sq m / 4,370 sq ft

Annexe internal area 70 sq m / 753 sq ft

Garage internal area 60 sq m / 645 sq ft

Stable, Store and Outbuilding internal area 29 sq m / 312 sq ft

Total internal area 565 sq m / 6,080 sq ft



Salisbury

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The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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