

Stealth House,  
Kingsman Lane, Shaftesbury



Strutt  
& Parker

Land and property. Since 1885.



**2,139 sq ft (199 sq m) total | Zoned living spaces | 3 Bedrooms | 2 Bathrooms  
Double garage | Guest lodge | Workshop and outbuildings  
'Jaw dropping' far reaching views | 1.23 acres | Freehold**

**Guide price £1,500,000**







A striking contemporary low-energy-use home cleverly and sensitively designed to embrace spectacular panoramic views out over the Blackmore Vale. Pared-back, high-specification and with meticulous attention to detail. Set within stunning landscaped grounds on the edge of an historic hilltop town.

#### The property

Stealth House is an exciting and thoughtful example of modern adaptive design where fluid 'zoned' spaces interact with the incredible landscape beyond. On entering the upper ground floor 'Great Room' one is drawn towards the full-height wall of glazed sliding doors in order to immerse oneself in the extraordinary views. A sheltered verandah at the end of this floor is a quiet space to be 'in' the open countryside in all weathers. Steps and gentle paths lead out from the main sliding doors down through the garden to the sheltered terrace below.

Back inside, the soaring overhang of the roof above the glazed elevation has been calculated to take advantage of solar gain from the low winter sun entering deep into the room to heat up the solid walls and floor perversely meaning that the underfloor heating is rarely needed. Conversely, the high summer sun barely creeps in, and throughout the seasons the sliding wall of wooden shutters with infinitely adjustable louvres gives focused shade exactly where required. Highly insulated walls, floors and roof also regulate the temperature and keep down energy use. A Mechanical Ventilation and Heat Recovery system ensures a fresh and tempered atmosphere.

The kitchen space has a black Aga set beneath a generous automated skylight which when fully retracted gives an unexpected sensation of cooking outdoors. A secondary kitchen/scullery hides away worktop appliances and preparation clutter. In addition there is a separate utility room. A coats cupboard and cloakroom complete this floor.

The lower ground floor has three well-proportioned bedrooms. The principal suite has a generous dressing room, and full-height sliding glazed doors open onto the main terrace. Folding slatted shutters can give privacy during the day. The second bedroom also opens out onto the terrace and has the same shutters plus an en suite walk-in shower room. Bedroom 3 lies opposite across the hallway. A large contemporary family bathroom has a deep Japanese style bath/shower and a bidet. A generous linen cupboard completes this floor.









## Outside

Stealth House hunkers down behind sleek slatted gates with a gravel forecourt with parking to one side. The double garage has a rear door enabling it to be a drive-through to the yard beyond. A tall solid secure wooden gate in the link wall between the house and the garage opens into a welcoming sunny courtyard from where the view is first glimpsed. The gardens are a significant feature of Stealth House having been professionally designed to flow out into the landscape and connect back into the house all the while bearing in mind ease of maintenance. The open expanse of the natural (unlined) wildlife pond not only brings the sky down into the garden but attracts dragonflies, swallows, moorhens, bats, newts and frogs. The sweeping gravel path ends at the sloping beach beneath the weeping willow - the most perfect tranquil spot.

Across the large flat expanse of grass at the end of the plot, set at the edge of the spinney is a modern wooden lodge with kitchenette and shower room ideal for guests or as an independent work space or, indeed, for BBQ parties taking advantage of the last of the evening sun. At the other side of garden there is a large studio/office and a smaller shed, both with power. Finally, there is a secondary gated vehicle access point to the lane.

Back up near the house, behind a high wall on which there are trained fig, plum, greengage and apricot trees, the working areas have been grouped around a concrete yard which can also be accessed through the main garage. There is a workshop with WC and a secondary wooden double garage/machinery store plus a greenhouse.

An undercroft at the back of the house is a real surprise but its constant temperature could lend itself to more than just useful storage - a wine cellar perhaps.

## Location

Stealth House sits at the end of a quiet no-through lane - turn left to walk up into Shaftesbury and the shops, doctors, post office, pubs and restaurants or right to set off down the grassy track for a country walk.

The area is well served for private schooling, with a strong choice of highly regarded independent and grammar options. These include independent schools such as Bryanston School, Claysmore School and Sherborne School, together with prep options including Port Regis. Grammar schooling is available in Salisbury, including South Wilts Grammar School and Bishop Wordsworth's School.

Transport connections are good for a rural setting, with access to the A303 providing a fast route towards London and the West Country. Rail services are available from Gillingham and Salisbury, with direct services to London Waterloo.

Postcode region: SP7

## General

Local Authority: Dorset Council

Services: Mains electricity, gas, water and drainage

Council Tax: Band F

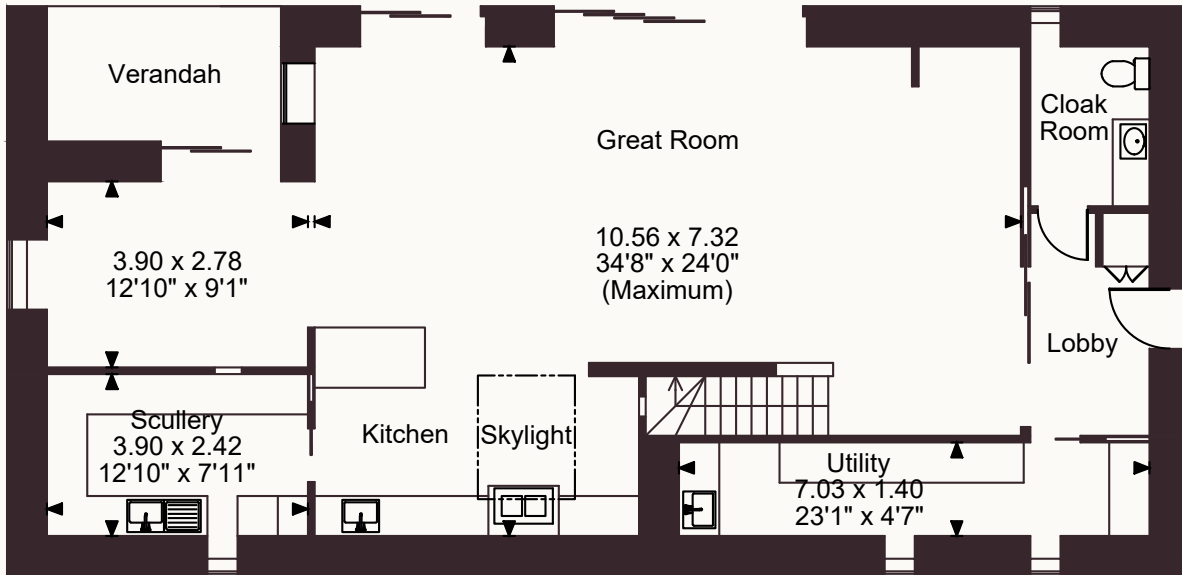
EPC rating: Main house C, lodge D

Tenure details: Freehold

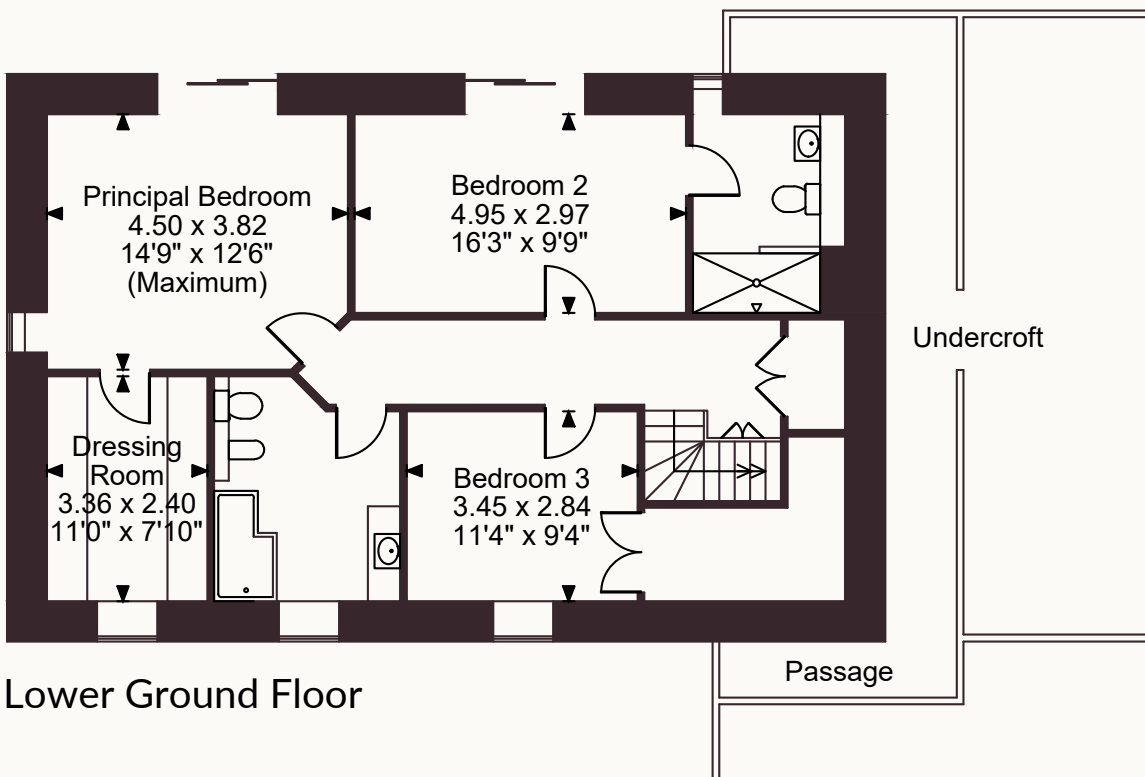
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Stealth House, Kingsman Lane, Shaftesbury  
 Main House internal area 2,139 sq ft (199 sq m)  
 Garages / Store internal area 870 sq ft (81 sq m)  
 Outbuildings internal area 362 sq ft (34 sq m)  
 Lodge internal area 191 sq ft (18 sq m)  
 Total internal area 3,562 sq ft (331 sq m)



Upper Ground Floor

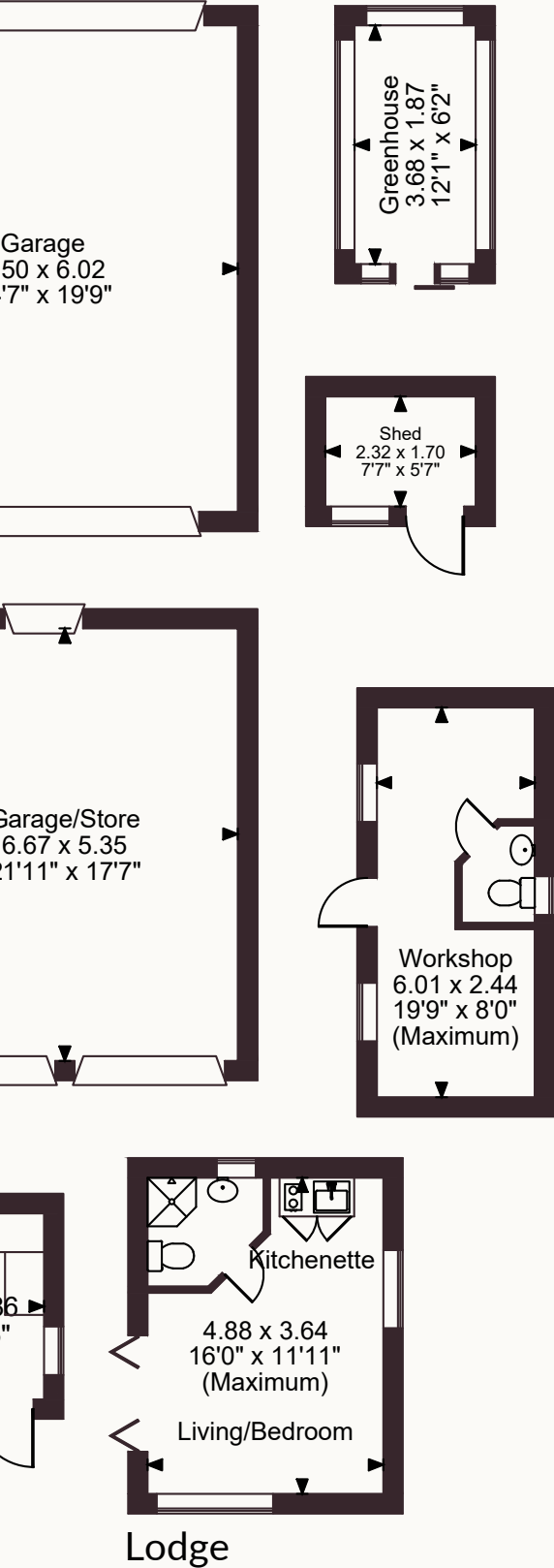
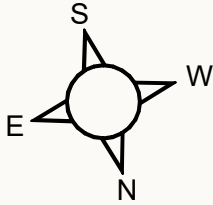


Lower Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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


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## Strutt & Parker Salisbury

41 Milford St, Salisbury SP1 2BP

01722 344010 | salisbury@struttandparker.com

 @struttandparker    [struttandparker.com](https://www.struttandparker.com)

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