



**A SPACIOUS AND VERSATILE DETACHED HOME WITH USEFUL PADDOCK SITUATED IN A PEACEFUL AND PRIVATE POSITION ON THE EDGE OF THIS POPULAR DORSET HAM-LET WITHIN THE CRANBORNE CHASE AREA OF OUTSTANDING NATURAL BEAUTY.**

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PADDOCK COTTAGE, DEANLAND, SIXPENNY HANDLEY, DORSET, SP5 5PD

**savills**



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SIXPENNY HANDLEY, DORSET, SP5 5PD**

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**Ground floor:** hall ♦ living room ♦ dining room ♦ kitchen/  
breakfast room ♦ sitting room ♦ utility room, cloakroom  
♦ double bedroom with en suite wet room

**First floor:** landing ♦ master bedroom with en suite bathroom  
♦ three further bedrooms ♦ family bathroom

Parking for several vehicles ♦ front and rear gardens ♦ paddock

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**Situation**

Paddock Cottage is situated in the desirable and peaceful hamlet of Deanland and occupies a delightful rural position off a quiet country lane. The nearby village of Sixpenny Handley lies approximately 1 mile to the south, providing a good range of local facilities including a village store, doctor's surgery and public house with a more comprehensive range of shopping and cultural facilities available in the Cathedral city of Salisbury or the market town of Blandford.

Good walking, cycling and riding opportunities abound from the property into the surrounding countryside with easy access onto the unspoilt Martin Down and Cranborne Chase Area of Outstanding Natural Beauty. Golf can be enjoyed at Rushmore, Ashley Wood and Salisbury with water sports available along the south coast.

There is an excellent selection of private schools in the area including Sandroyd at Tollard Royal, Canford at Wimborne, Forres Sandle Manor at Fordingbridge, Port Regis and St Mary's at Shaftesbury, Bryanston and Clayesmore at Blandford with a host of good schools in Salisbury including both boys and girls grammars.

Salisbury (14 miles) railway station provides direct trains to London Waterloo. Communications by road are excellent with the A303 providing a link to the M3, M25 and London, or the West Country.

**Description**

Paddock Cottage is a fine detached family home situated within the peaceful hamlet of Deanland just north of the popular Dorset village of Sixpenny Handley.

The accommodation is well-presented and versatile in layout, and may suit a variety of potential purchaser's needs. A welcoming and light reception hall provides access to the principal rooms including a large, light kitchen/breakfast room. The kitchen has fitted units and worktops, integrated double oven, stainless steel sink, electric hob and fridge. The kitchen also has double doors which open out to the front lawns creating a feeling of space and openness. A utility room adjoins the kitchen with another access leading to the rear garden.

The dining room flows from the kitchen/breakfast room and has a bay window providing views out onto the rear garden. The living and sitting rooms are both light, double aspect rooms with excellent proportions and link together via double glass doors creating an ideal entertaining space.





The downstairs bedroom is a fantastic addition to Paddock Cottage, with a separate entrance and bathroom. This area would be perfect as ancillary accommodation as a separate guest suite; granny annexe; or for bed and breakfast/holiday let.

On the first floor, the master bedroom enjoys views over the rear garden and has the added benefit of built in wardrobe space and an en-suite bathroom. There are three additional double bedrooms which are facilitated by a family bathroom. A particular feature of the property is the generous room sizes and ample windows providing a light and airy feel.

### Outside

Paddock Cottage sits well within its grounds: a path leads through the front garden past the gable end of the property from the parking area to the front door. This garden is mainly laid to lawn with borders boasting a fine selection of mature trees and shrubs and delightful westerly views over the adjacent countryside.

The gardens to the rear have been terraced and landscaped and offer a variety of different areas and vistas to enjoy. The gardens are linked by attractive stone steps and paths, with areas of lawn, terrace and decking surrounded by mature trees, shrubs and flower borders.

Gated access from the garden leads into the paddock grounds which extend to approximately 0.8 of an acre. Within the paddock there is an area of hard standing which would be ideal for some stables, a summer house or a home office depending on your needs and preferences. There is also a separate entrance for vehicles to access the paddock from the lane. Furthermore there is a driveway with parking for several cars.

### Directions

Leave Salisbury heading south west on the A354 towards Blandford. After approximately 7 miles you will reach the Handley Down roundabout where you turn right onto the B3081 signposted to Shaftsbury and Sixpenny Handley. Follow this road down the hill into Sixpenny Handley and immediately you enter the village turn right onto Dean Lane. Stay on this lane, and just as you leave the village, fork left at the junction following the sign to Deanland and Newtown. Parking and the property will be on the right hand side.

**Tenure:** The property is for sale Freehold with vacant possession upon completion.

**Local Authority:** East Dorset District Council

Council Tax: Band F

**Services:** Mains water, electricity are available at the property. Oil fired central heating, bottled gas.

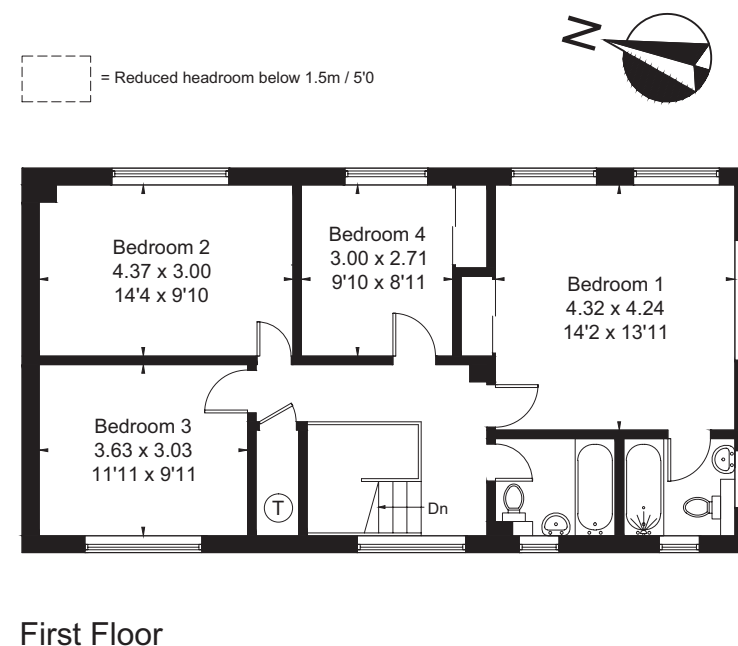
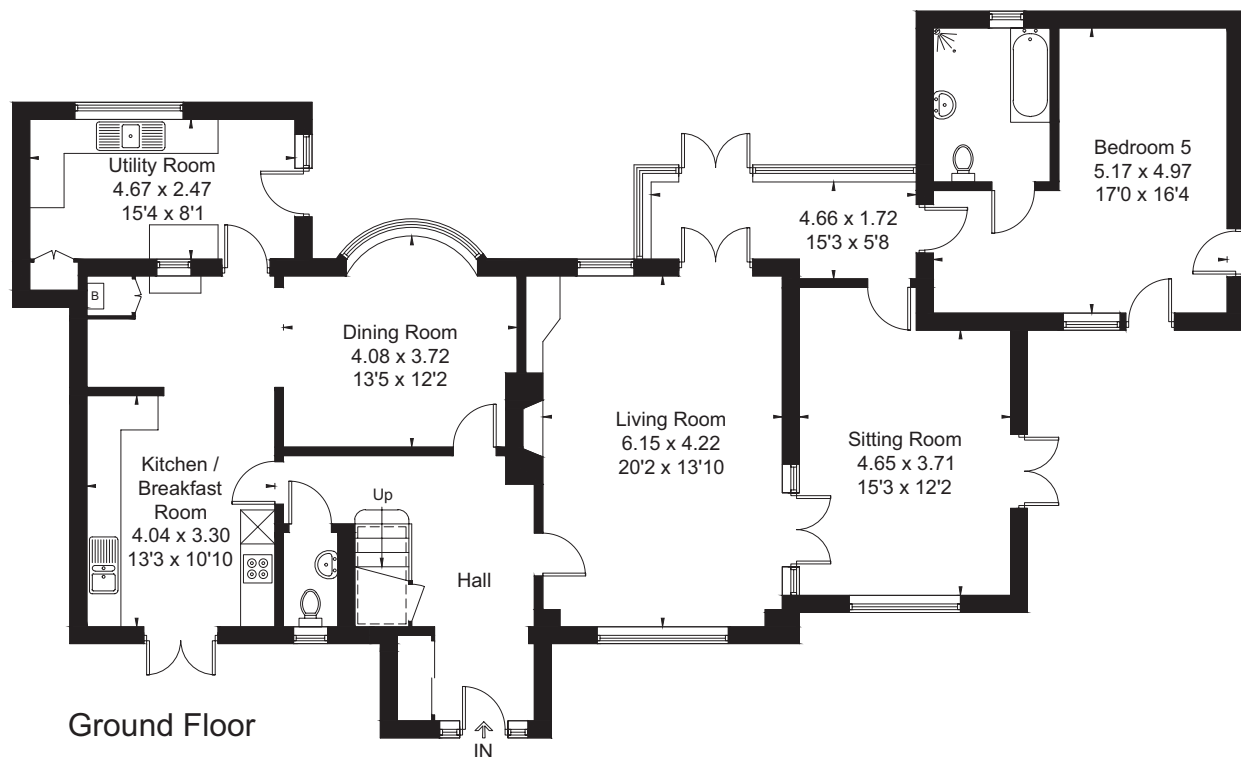
**Energy Performance:** A copy of the full Energy Performance Certificate is available upon request.

**Viewing:** Strictly by appointment with Savills



## FLOORPLANS

Gross Internal Area (approx) = 224.7 sq m / 2419 sq ft



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