



FURLONG

POYNTINGTON • DORSET



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POYNTINGTON • SHERBORNE • DORSET • DT9 4LF

A MOST HANDSOME FORMER FARMHOUSE WITH ANCILLARY ACCOMMODATION IN
A BEAUTIFUL VALLEY CLOSE TO THE FINE ABBEY TOWN OF SHERBORNE

ACCOMMODATION

Reception Hall • Sitting Room • Kitchen/Dining Room • Study • Utility Room • Pantry • Cloakroom

Master Bedroom with En Suite Bathroom and Dressing Room • Four further Bedrooms • Family Bathroom

Two 4 Bay Car Ports, one with Flat above • Part Converted Outbuilding • Gardens • Dual Private Drives with ample parking
Gardens • Paddock • Outdoor Swimming Pool

In All About 7.45 Acres



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SITUATION

Poyntington is located in a glorious rural valley just 2 ½ miles north east of the fine, handsome Abbey town of Sherborne in sought after Blackmore Vale country. The village is predominantly made up with period style properties with the pretty church of All Saints perched on the western slopes of this tucked away village. Sherborne with its pretty high street dominated by period, honey coloured stone buildings has an excellent variety of independent shops, a large Waitrose store, restaurants and tea rooms, but is also renowned for its schooling with Sherborne School, Sherborne Girls, Sherborne Preparatory School as well as The Gryphon secondary school with Academy status. Other independent schools in the area include Leweston, Hazlegrove, Millfield, St Mary's Shaftesbury, Port Regis and Bryanston.

Sporting facilities in the area include golf at Sherborne, Yeovil and Folke, horse racing at Wincanton, Bath and Salisbury, fishing on the

nearby Sutton Bingham Reservoir where sailing is also available. Water sports along the UNESCO World Heritage Jurassic Dorset coastline to the south at Weymouth Bay and Poole Harbour. Communications in the area include a mainline railway station at Sherborne with a regular service between Exeter St Davids and London Waterloo and the A303 is located to the north at Sparkford.

DESCRIPTION

Furlong is a spacious detached village family house within a holding of around 7.45 acres with glorious views over its own land and down the valley. The house which is not listed, is situated in an edge of village location with no near neighbours and thought to have been built circa 1925. Now requiring some modernisation, the property has well arranged accommodation over three floors, ideal for a family, with a spacious farmhouse kitchen with Aga, sitting room, study and over the two upper floors are five bedrooms, one en suite and a family bathroom. In addition to the main house, immediately to the

north is the "nursery", formerly used as a crèche for local children, which would now make an ideal annexe, party room or home office and potentially could be linked to the house, subject to planning permission. Beyond that above a four bay garage block is a flat incorporating two bedrooms, bathroom, kitchen and sitting room.

OUTSIDE

Furlong can be approached from the lane via two separate access points, one leading to the house, the other to the garage blocks, flat and parking at the rear of the property. The rear access via double gates leads to a large block paved parking area, beyond which steps lead up to the outdoor swimming pool. There is also access here to the house and nursery. The other drive sweeps round to the front of the house on the south giving a lovely approach to the property where there is further parking and an attractive front garden.



Steps from there lead up to a distinctive verandah which runs the length of the house and provides a covered seating and dining area with glorious views down the valley. The gardens at Furlong are principally to the south and east of the house, are mature and largely laid to lawn, with some mature trees hedges and plants providing privacy and colour to the surroundings. The land sweeps around the property to the west in a 180 degree arc from the southern boundary to the north, the eastern boundary is bordered by the village lane. The land is split into 3 main parcels, with post and rail fencing and to the south of the house a field shelter.

ACCOMMODATION

Please see floor plans.

DIRECTIONS (DT9 4LF)

From London head west on the M3 and onto the A303. Continue past Stonehenge and exit at Wincanton. Follow the A357 south and after a short distance turn right signed Sherborne/Charlton Horethorne. Proceed through the village of Charlton Horethorne following signs to Sherborne. After about 2 miles at the top of a hill turn left to Poyntington and proceed for about ½ mile down into the village. On reaching the centre turn right and proceed for 150 yards passing the metal gates on the right hand side and taking the next access on the same side which leads to the front of the property.

SERVICES

Private water, mains electricity and drainage, Oil fired central heating.

Please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

LOCAL AUTHORITY

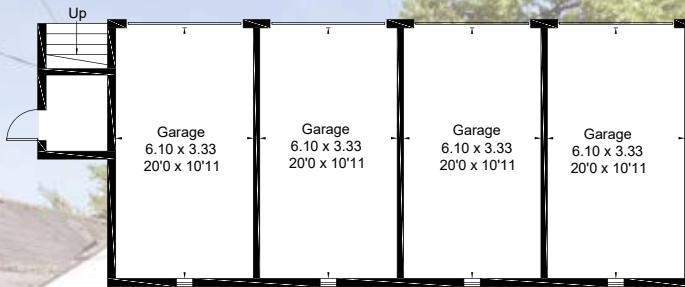
Dorset Council, South Walks House, South Walks Road, Dorchester, Dorset DT1 1UZ. Tel 01305 251010.

VIEWING

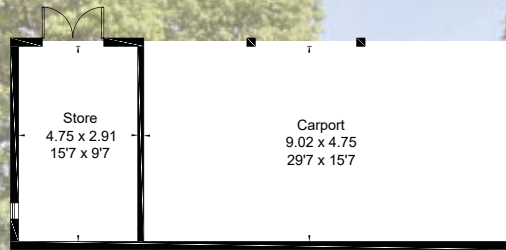
Strictly by appointment with Savills.



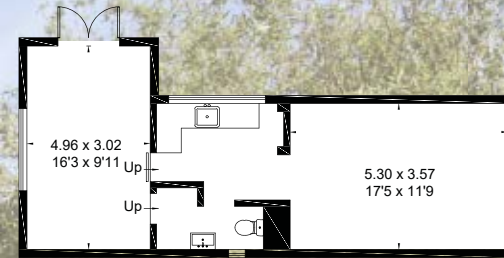
Approximate Area = 303.3 sq m / 3264 sq ft
 Garages = 84.5 sq m / 909 sq ft
 Outbuildings = 62.3 sq m / 670 sq ft
 Total = 450.1 sq m / 4843 sq ft (Excluding Carport)
 Including Limited Use Area (11.2 sq m / 120 sq ft)



(Not Shown In Actual Location / Orientation)



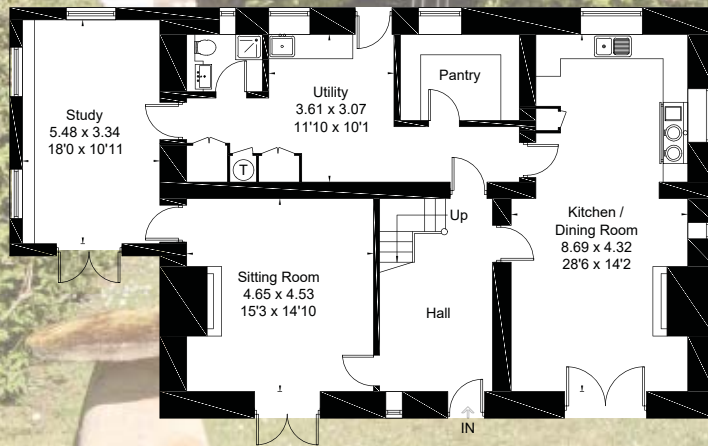
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

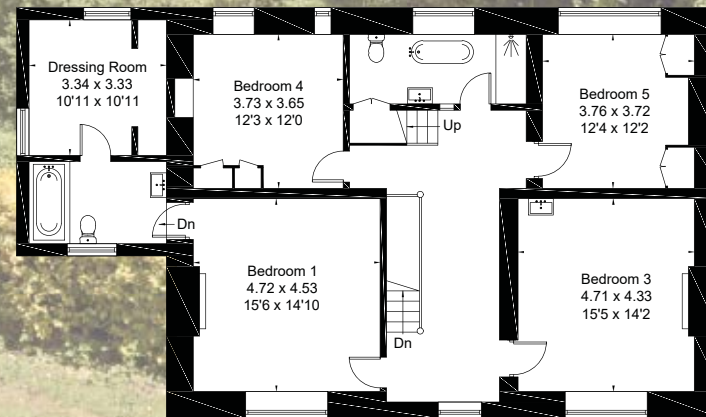


= Reduced head height below 1.5m



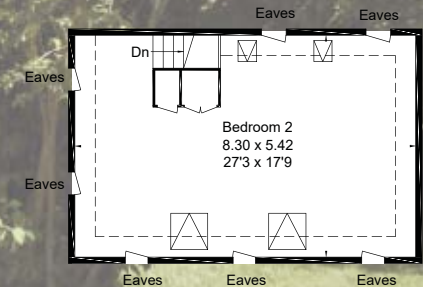
Ground Floor

Area = 130.1 sq m / 1400 sq ft



First Floor

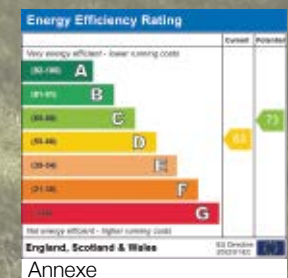
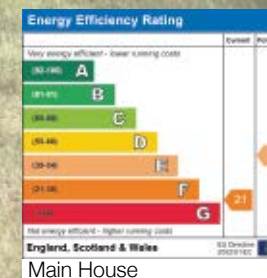
Area = 128.4 sq m / 1382 sq ft



Second Floor

Area = 44.8 sq m / 482 sq ft
 (Limited Use Area = 11.2 sq m / 120 sq ft)

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