

HOLT COTTAGE

ALWESTON • SHERBORNE • DORSET



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A CHARMING DETACHED COUNTRY HOUSE WITH ANNEXE IN A GLORIOUS
ELEVATED POSITION WITH PANORAMIC VIEWS

ACCOMMODATION

Reception hall with study area • Utility/cloakroom • Sitting room with inglenook fireplace and wood burning stove
Spacious open plan kitchen diner with four oven Aga and seating area

Master bedroom with en suite bathroom • Three further double bedrooms • Family bathroom

Detached annexe with double bedroom and en suite shower room • Entrance hall • Second double bedroom and bathroom
Kitchenette and sitting room

Garage/workshop • Further detached workshop/home office

Gardens and paddock • In all about 2.23 acres



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DESCRIPTION

Holt Cottage is likely to date back to the 18th century but has been enlarged, altered and improved over the years now providing a spacious detached family house with well arranged accommodation over two floors. On the ground floor is a charming characterful drawing room with inglenook fireplace, wood burning stove and bread oven showing the age of the original property, whereas to the west is a substantial two storey extension providing a superb modern style open plan kitchen diner with seating area taking in the outstanding distant views beyond the gardens. On the first floor is a particularly nice master bedroom with Juliet balcony, en suite bathroom and views and there are three further double bedrooms and family bathroom.

OUTSIDE

The property is approached from a quiet lane via a private gravelled drive where there is ample parking for several cars and access to the house, annexe, workshop and studio. The splendid annexe has a sitting room, two bedrooms and two bathrooms and provides self contained accommodation ideal for relatives, friends or for income generation. Forming part of the annexe is a garage/workshop and adjacent to that is a separate studio/workshop or potentially a very nice home office. The gardens are level and surround the property and provide amenity space for both the house and a separate enclosure for the annexe. The main lawn is located on the western side of the property from which there are outstanding views across the Blackmore Vale and the hills beyond. In all the grounds extend to about 2.23 acres.

SITUATION

Holt Cottage is located close to the rural hamlet of Alweston where the surrounding countryside has changed little over centuries. Amenities including local shop, primary school and pubs can be found in the neighbouring village of Bishops Caundle and the Abbey town of Sherborne is about 6 miles with a further excellent variety of independent shops, a Waitrose store, restaurants and tea rooms. Sherborne is renowned for its schooling with Sherborne School for Girls, Sherborne School for Boys, Sherborne Preparatory School and Leweston, as well as The Gryphon secondary school with Academy status. Other independent schools in the area include Hazlegrove, Millfield, St Mary's Shaftesbury, Port Regis and Bryanston. Further to the south lies the County town of Dorchester and beyond that the coast at Weymouth. Sporting facilities in the area include golf at Sherborne, Yeovil and Folke, horse racing at Wincanton, Bath and Salisbury, fishing on the Sutton Bingham Reservoir where sailing is also available. Water sports can also be enjoyed along the 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 Wincanton.

DIRECTIONS

From Sherborne, head south on the A352 towards Dorchester taking the first turning on the left and proceed towards Alweston. Upon entering Bishops Caundle, turn left just after the Murco Petrol Station. After a short distance, turn left again at the T junction and continue for about 1.5 miles where Holt Cottage will be seen on the left hand side.

SERVICES

Mains electricity. Private water and drainage. Oil fired central heating. Electric heating to the annexe. Please note that the working condition of any of the services or kitchen appliances has 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

POST CODE

DT9 5JF

VIEWING

Strictly by appointment with Savills.



Holt Cottage, Alweston, Sherborne, Dorset DT9 5JF

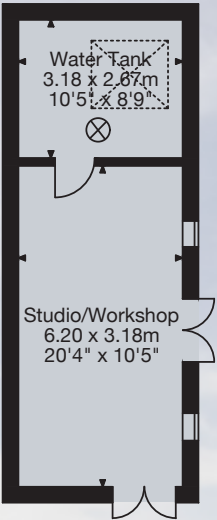
Gross Internal Area (Approx)

Main House 193 sq m /2,080 sq ft

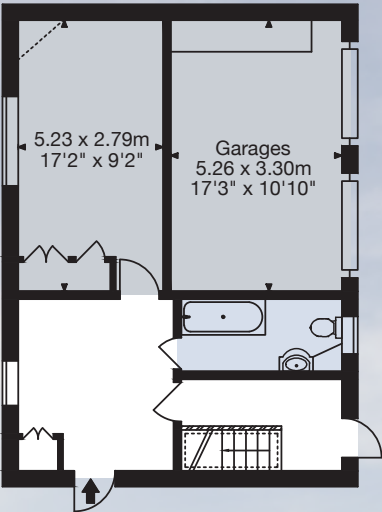
Annexe/Garages 103 sq m /1,110sq ft

Workshop 29 sq m /308 sq ft

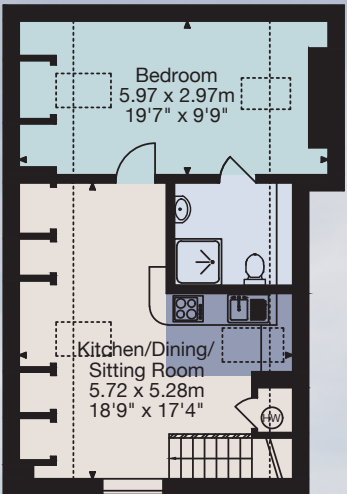
Total Area 325 sq m /3,498 sq ft



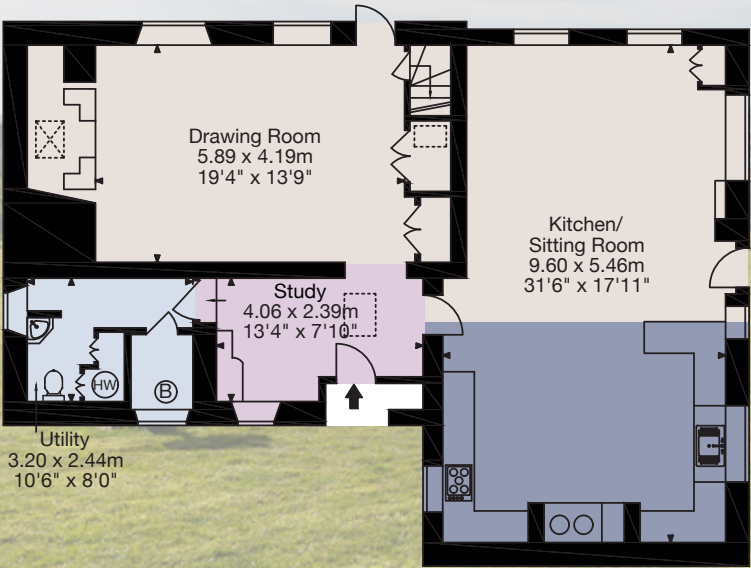
Workshop



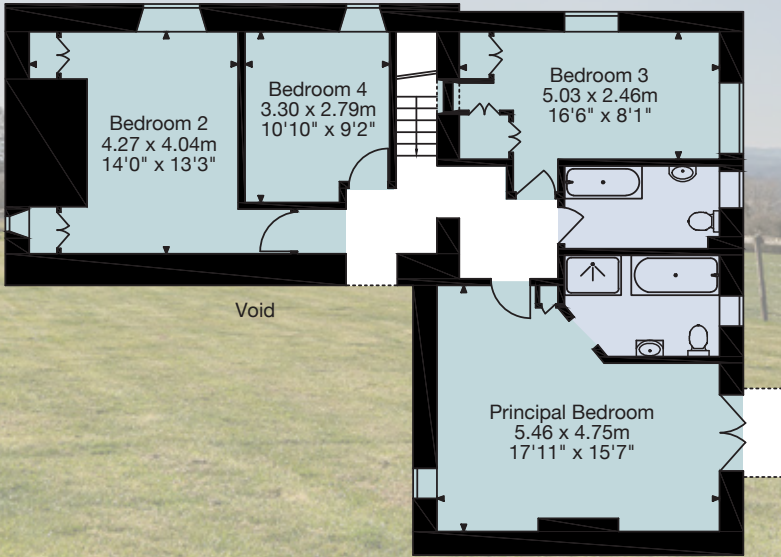
Annexe Ground Floor



Annexe First Floor



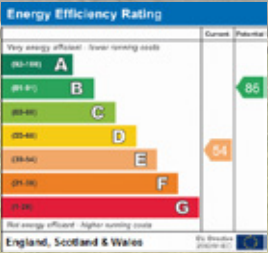
Ground Floor



First Floor

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Holt Cottage



The Annexe

