

LOCKETTS FARM

BLANDFORD FORUM, DORSET





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DROOP, BLANDFORD FORUM, DORSET DT11 0EZ

*Sturminster Newton – 4.6 miles | Sherborne – 11.6 miles | Blandford Forum 12 miles | Dorchester – 18 miles
(All distances are approximate)*

‘A striking country house in immaculate condition with ancillary accommodation and equestrian facilities set in 215 acres of stunning Dorset countryside.’

Impressive Country House constructed to a very high standard in 2016 with fabulous family and entertaining space with six bedrooms

Three Bedroom Cottage | One Bedroom Flat

Threshing Barn and Converted Office | Modern Farm Buildings | Excellent Equestrian Facilities

Pasture and Mature Woodland

Approximately 215 acres

For Sale as a whole



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact
Your attention is drawn to the Important Notice on the last page of the brochure.

SITUATION

Locketts Farm is set in a rural position in the Blackmore Vale with stunning views across the farm up to Bulbarrow Hill and the 'Dorset Downs'.

Nearby Hazelbury Bryan has a good village shop, pub, primary school and active cricket club. The market town of Sturminster Newton caters to most day-to-day needs with a butcher and deli, vegetable shop, a Co-op, Boots and Harts homeware store.

Sherborne provides for a wider offering with a Waitrose and lots of independent shops, cafés and an excellent wine merchant. Further amenities can be found in the larger towns Blandford Forum, and Dorchester.

The area benefits from excellent schooling options including Sherborne Prep, Hanford, Leweston, Port Regis and Sandroyd. Senior schools include Sherborne Boys and Girls, Bryanston, Clayesmore, and Milton Abbey.

Dorset has an active equestrian calendar with a number of British Eventing courses, and British Showjumping arenas and point to point courses. There are excellent local racecourses at Wincanton, Salisbury, Exeter and Bath.

Transportation links are easily accessible, with the A3030 and A357 to the north, and the A352 to the west.

Direct rail services from Sherborne 11 miles (Waterloo 2 ¼ hours), Castle Cary 21 miles, provides swift connections to Paddington in about 90 minutes.

Bournemouth Airport is less than an hour's drive, while Exeter, Southampton, and Bristol International Airports are all within a 90-minute radius.





THE PROPERTY

Locketts Farm provides a unique offering of exceptional residential accommodation, equestrian facilities and agricultural land in excellent condition within a ring-fenced estate in a stunning rural setting.

Designed by renowned architect Stuart Martin the house was completed in 2016, constructed to the highest quality with local Bath Stone and English Oak used throughout.

The house is approached through the courtyard garden to a panelled entrance

hall with a cloakroom. At the heart of the house is a large T-shaped kitchen with a triple aspect providing for stunning views across the farm and French doors out onto both east and west terraces. The kitchen, fitted with oak units wraps around large island with two seating areas with open fireplaces and dining area. There is a separate dining room with butler's pantry and a large drawing room, dual aspect with south facing bay window and French doors to the west with an open fireplace. With a

separate access from the courtyard there is a large utility / boot room with separate laundry and plant room.

A double-width stone staircase with clerestory windows leads to the first floor. The principal bedroom benefits from a truly unique ensuite bathroom and mezzanine. There are three further bedrooms all ensuite and the two eaves bedrooms on the second floor with seating area and bathroom.



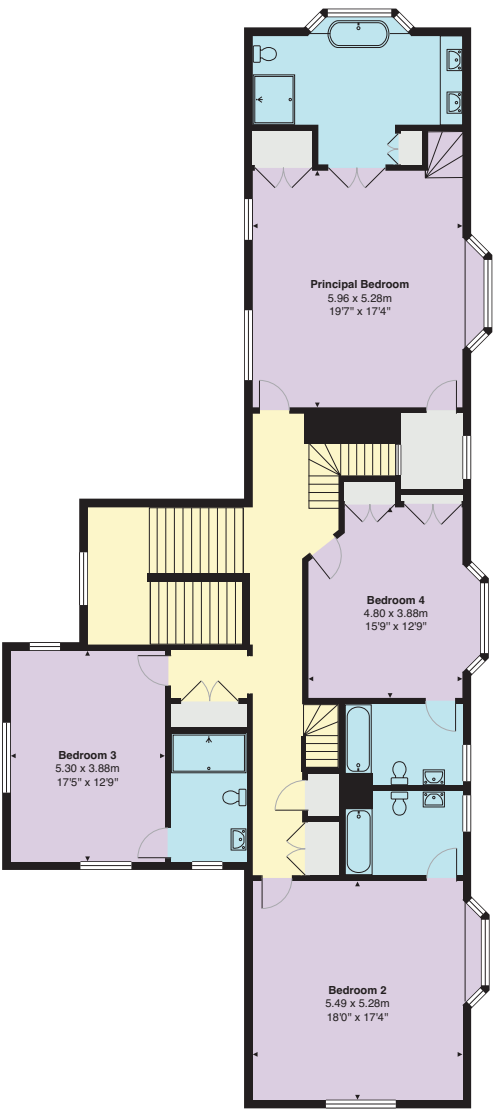
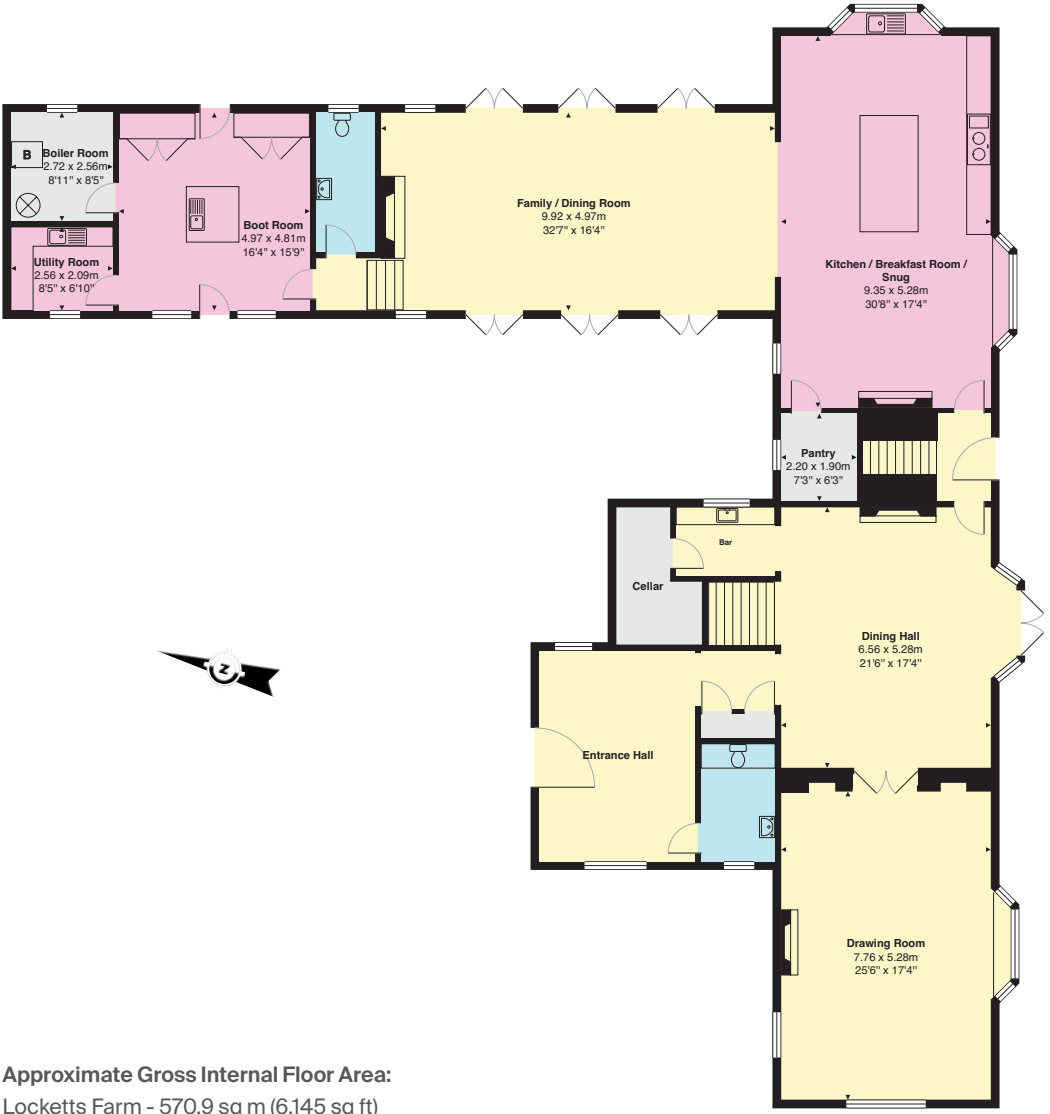








FLOOR PLAN



Approximate Gross Internal Floor Area:
 Locketts Farm - 570.9 sq m (6,145 sq ft)
 For identification purposes only, not to scale.

GARDEN AND GROUNDS

The garden has been carefully designed and is now well established with a particularly beautiful courtyard garden

to the west of the house. There is a large terrace wrapping around the house to allow for multiple outside dining options.

To the south of the house, the site of the previous dwelling gives the opportunity for creation of a pool area, or reinstatement of a drive to create a formal entrance.





THE COURTYARD

The courtyard of buildings sits to the northwest of the house where the entrance arch leads into the yard and parking area. The large **Threshing Barn** has been partially converted to provide for a large **Office** with kitchenette and storerooms.

The Cottage is lovely three-bedroom cottage with access from the north side so as to give privacy away from the courtyard. It has a large sitting room, a modern kitchen with utility room, a shower room, family bathroom and private garden area. The

cottage was converted at the same time as the house with consent for ancillary accommodation. **The Flat** was created as part of this accommodation on the ground floor. It has a separate access into a hall with cloakroom, an open plan kitchen/

sitting room and a double bedroom with ensuite bathroom. There is separate space for parking on the north side of the properties.

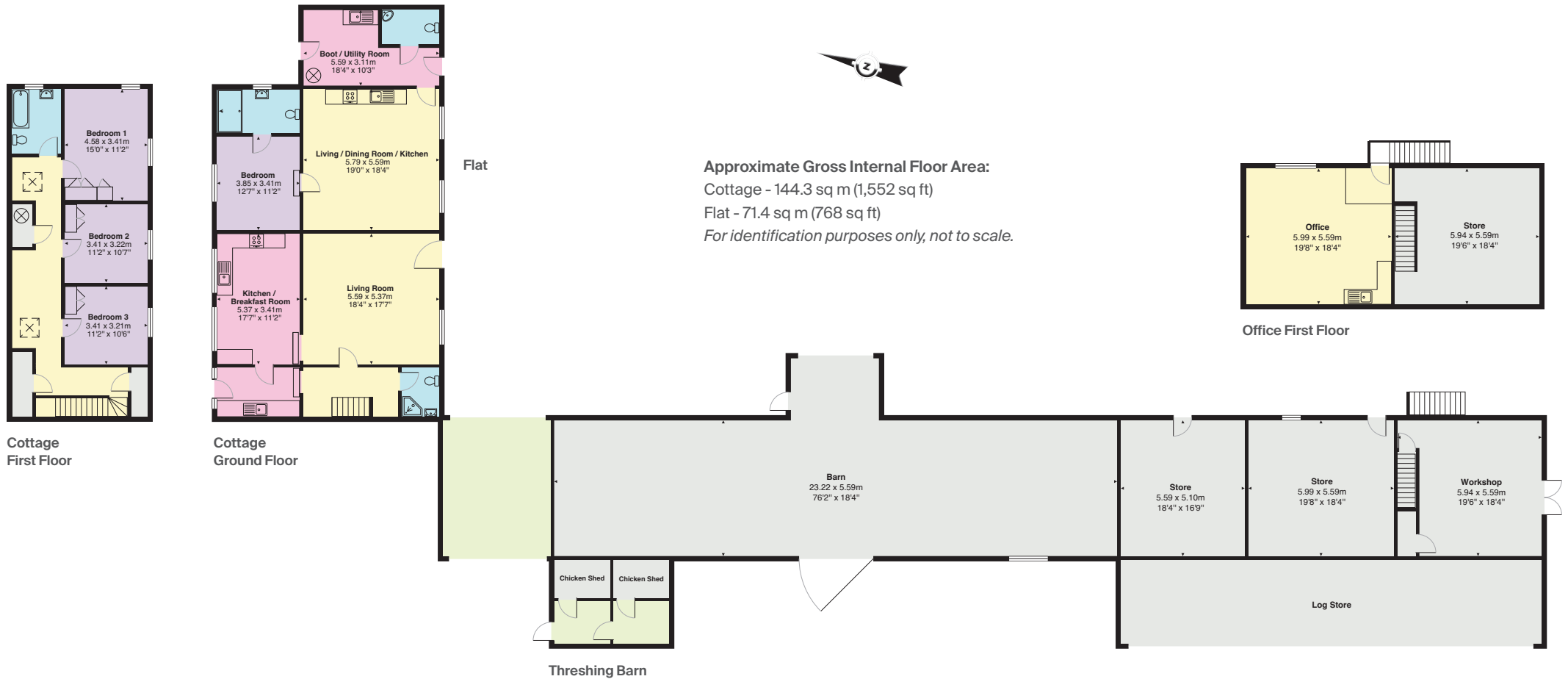




Threshing Barn and Office



The Cottage



EQUESTRIAN FACILITIES

The northeast side of the courtyard forms an L-shape of ten stables with a large tack room, feed stores and wash down area. There are four pens in the Dutch barn and further stables in the modern farm

buildings. These are two large portal steel frame timber clad buildings with concrete floors, used for machinery and fodder storage.

There is a horse walker, outdoor Menage (rubber/sand surface) and there two gallops set in a off lying field, with a 3 ½ furlong sand

round and a 5 ½ furlong woodchip gallop. These are accessed across the fields or from a hardcore track leading from the road.





LAND

The farmland comprises a series of large pasture fields extending nearly 200 acres with mature trees and hedgerows. There

are two areas of broadleaved woodland extending to 12 acres and plenty of opportunity for further woodland creation.

There is a network of tracks and gateways allowing access around the farm with road access to the north and west.

The land is currently farmed in hand and registered for a three-year Sustainable Farming Incentive scheme.

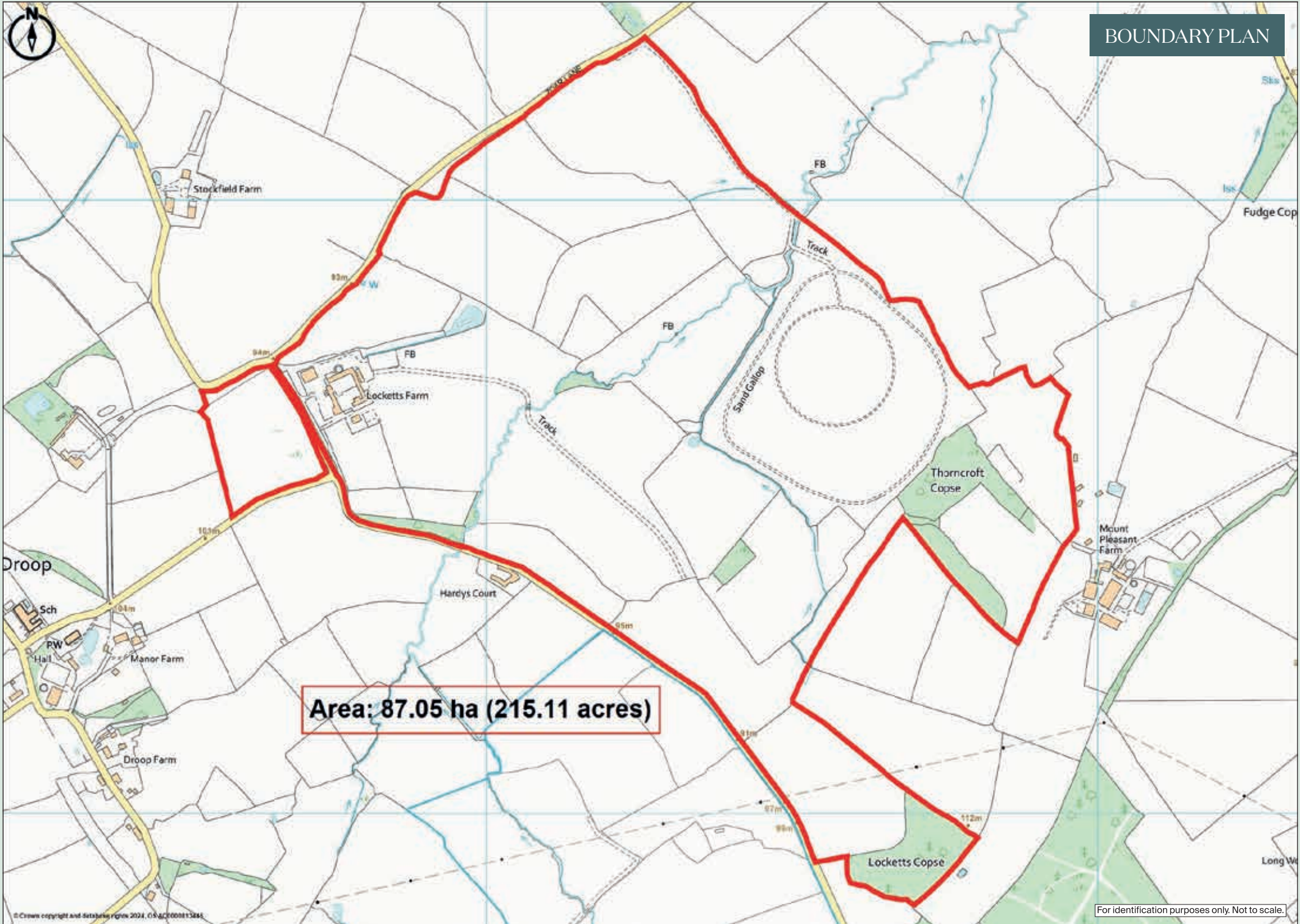








BOUNDARY PLAN



GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The property is offered for sale freehold as a whole with vacant possession by private treaty.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There is a single public footpath crossing one field on the southwest side of the land.

SPORTING, TIMBER AND MINERAL RIGHTS

The sporting, timber and mineral rights as far as they are owned are included in the freehold sale.

SERVICES

Mains water and a borehole, electricity and oil-fired central heating with private drainage. The Main house benefits from underfloor heating throughout.

FIXTURES AND FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electric items, garden machinery and agricultural machinery.

EPC RATINGS

Rated C

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the Vendor's agent and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

VAT

Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

LOCAL AUTHORITY

North Dorset

COUNCIL TAX BAND

Band H

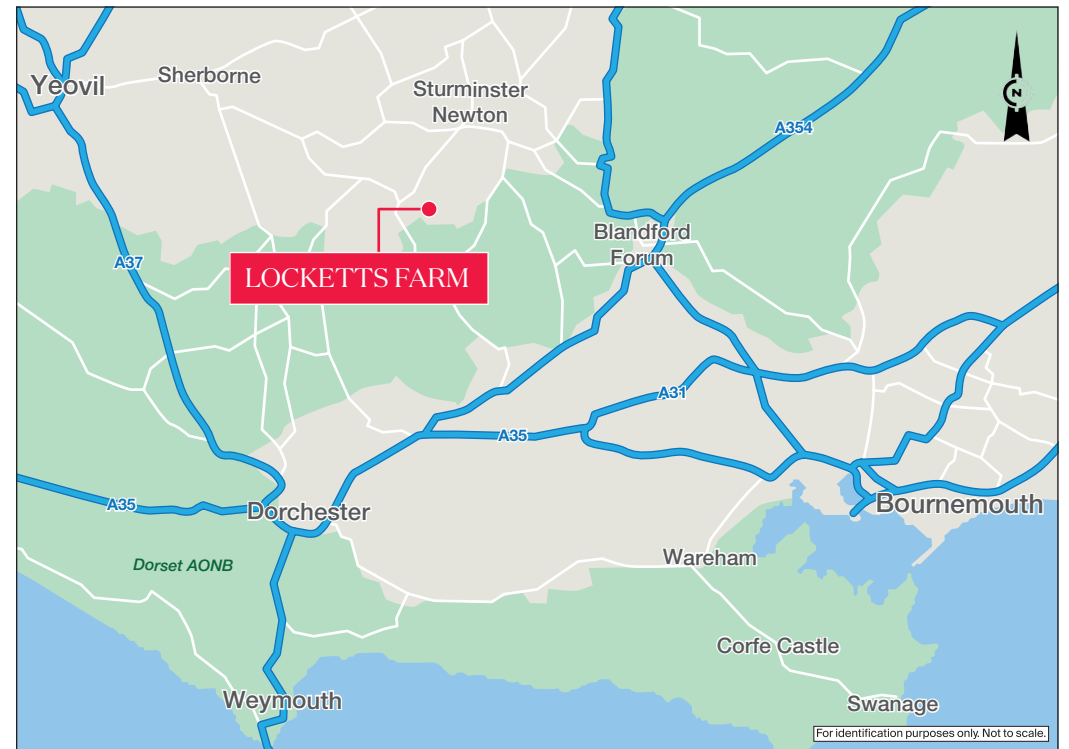
DIRECTIONS

Postcode: DT11 0EZ

What 3 Words: ///blissful.corporate.reprints

VIEWINGS

All viewings are strictly by appointment with the Vendor's agent.



Viewing strictly by appointment only. Please contact the selling agents:

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