



East Cruxton, Cruxton, Dorset



A contemporary thatched house with annexe set in 2.24 acres in a lovely location with views and river frontage

Summary of accommodation

Ground Floor - Open porch | Hall | Sitting room | Dining room | Snug | Study

Kitchen/breakfast room | Laundry room

Annexe incorporating sitting room, double bedroom & shower room

First Floor - Principal bedroom with ensuite bathroom | Two further double bedrooms

Single bedroom | Family bath & shower room | Storage room

Garden and grounds - Double garage block with incorporated garden store | Parking

Garden | Timber garden store | Greenhouse | Pasture | Woodland

600 yards of single/double bank river frontage

Lot 1: 2.24 acres (0.90 hectare)

Lot 2: 7.49 acres (3.03 hectares)

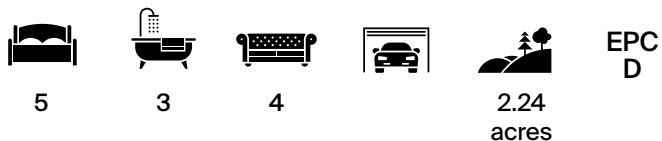
Distances

Maiden Newton 1 mile, Dorchester 9 miles (Waterloo 2.5 hours), West Bay

(Jurassic Coast) 14 miles, Yeovil 14.7 miles, Sherborne 17 miles, Weymouth 18 miles

Bournemouth Airport 39 miles, Exeter Airport 47.5 miles.

(Distances and times approximate)





Location

East Cruyton has an enviable rural position on the edge of the small hamlet of Cruyton and conveniently near to the village of Maiden Newton, which has excellent amenities including a church, pub, petrol station, shops, restaurant, primary school, GP surgery and a rail link to Dorchester, Bath and Bristol (see www.maidennewton.info). For wider requirements Dorchester and Yeovil are both within a reasonable distance. Despite its rural setting the property has good travel links nearby. The A356 runs through Maiden Newton and the A37 both provide fast access to the main road network, there is a frequent, direct rail service from Dorchester to Waterloo taking about 2.5 hours and Bournemouth and Exeter Airports are both just over an hour's drive away offering both UK and international connections. The local area also boasts a wide choice of schools from both the state and independent sectors. These include three local primary schools all feeding to the Thomas Hardy School in Dorchester (Ofsted rated 1 Outstanding) along with nearby private schools including Sunninghill, Leweston, the Sherborne schools and Milton Abbey.

East Cruxton

Set in an elevated position overlooking the River Frome, East Cruxton has a truly enviable position in a pretty valley with uninterrupted views over the surrounding countryside. The house was built in a traditional style in 1999 and has been the much-loved home of the current owner for the past 23 years. It is built of pale honey-coloured local stone under a traditional reed thatched roof, with the side extension that accommodates the annexe roofed with slate. It faces north east and south west with the front of the house looking out to the river across a parkland setting, whilst the rear catches the sun for most of the day into the evening with a lovely outlook across the sheltered rear garden. The ground floor has four reception rooms. The sitting room has windows on three sides including French windows opening to the rear garden, ceiling beams and a fireplace fitted with a wood-burning stove, whilst the dining room, adjacent snug and kitchen/breakfast room are all interconnected by archways and look out over the rear garden and form a charming family hub at the centre of the house. The kitchen is fitted with a range of painted units under white quartz work surfaces plus a gas and electric Stoves Richmond range cooker. At one end of the house is a semi-independent annexe suitable for an elderly relative that incorporates a sitting room, double bedroom and suitably equipped shower room.

The first floor has a wide galleried landing that is well-lit by natural light, three double bedrooms and a single bedroom. All the bedrooms have far-reaching views across the surrounding countryside, with the principal bedroom having views front and back and an ensuite bathroom that leads through to a large storage room that offers scope to create an upper floor for the annexe freeing up space for its own kitchen. The remaining three bedrooms share the family bath and shower room.



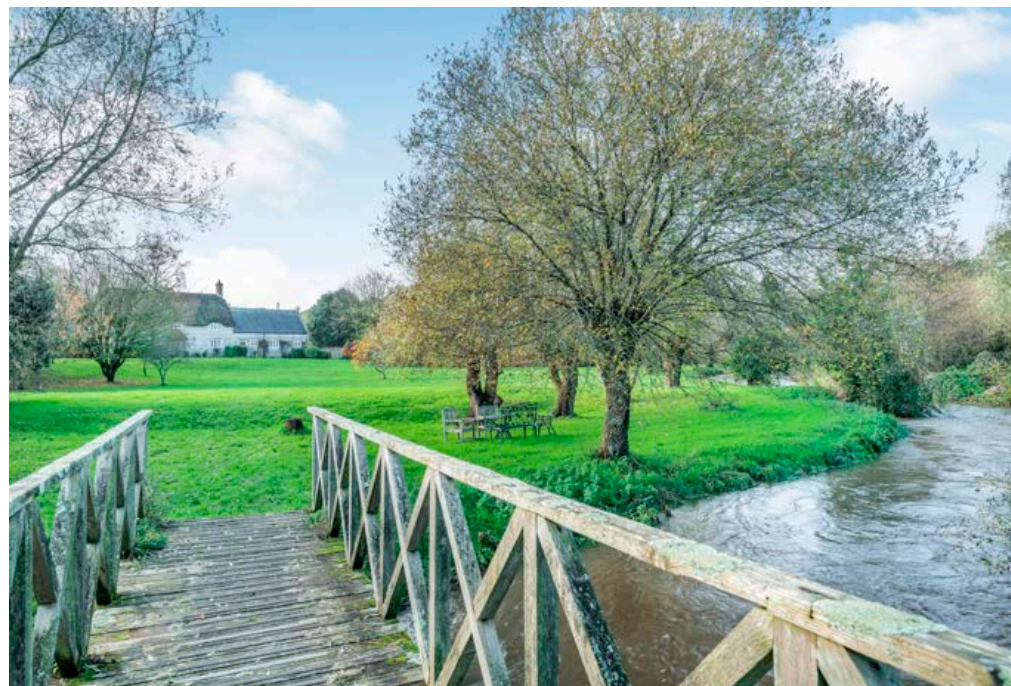


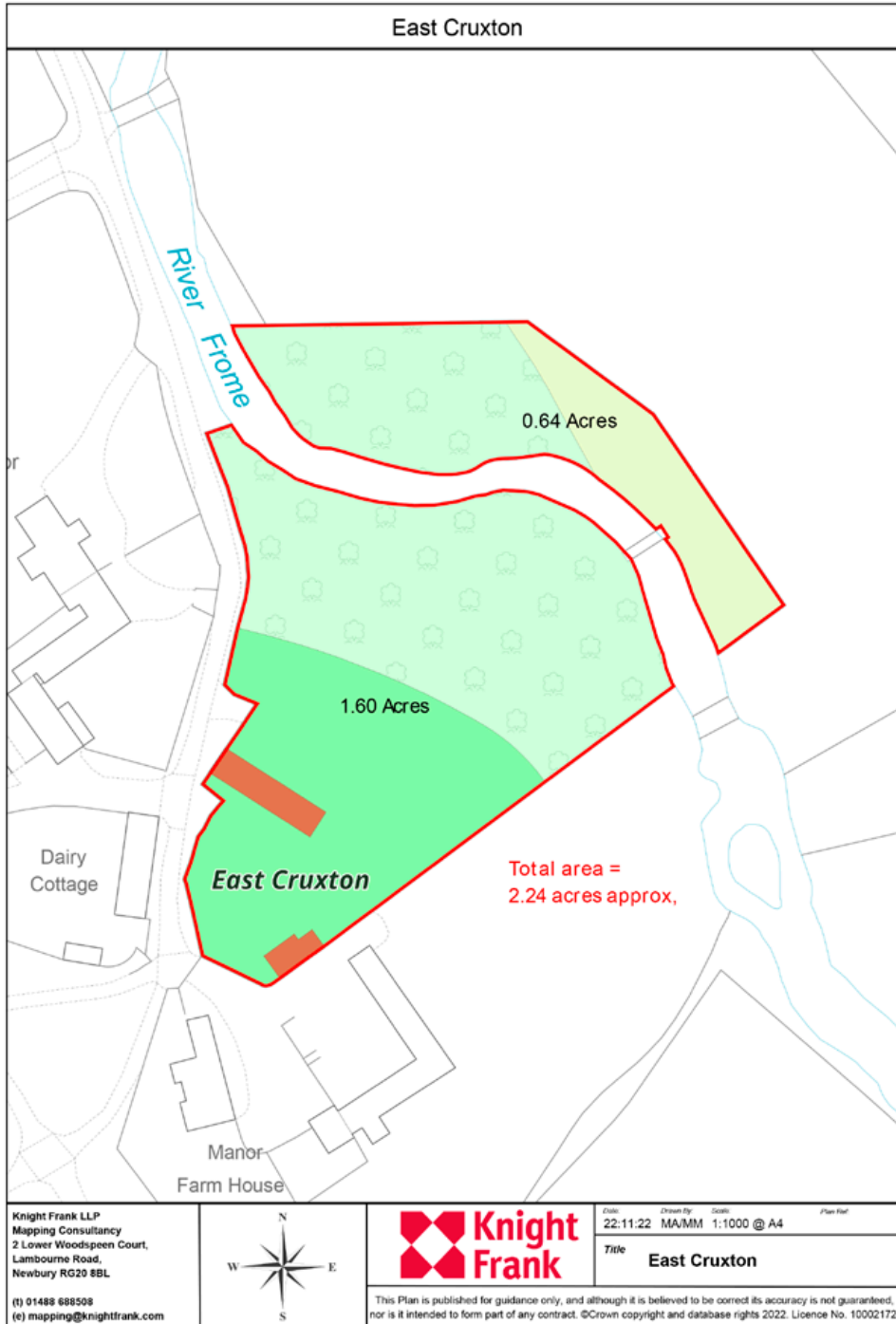
Garden, Pasture & Woodland

East Cruyton is approached down a narrow lane and accessed via a driveway leading up to a generous gravelled parking area in front of the house. Further down the lane there is a second entrance opening to a further parking area behind the house, beside which is a double garage block that also incorporates a garden store that would make an ideal home office. On the opposite side of the rear parking area is an enclosed area of garden comprising a central lawn surrounded at intervals by shrubs, mature trees and well-stocked borders. A paved terrace fringes the rear of the house providing ample space for both eating and dining areas with immediate access to the house via twin sets of French windows. Below the front parking area, the garden drops down to an expanse of grassland leading to the river, where the river bank is fringed by several mature trees including several pollarded willows. On the far bank and accessed via a wide footbridge, is a deep, partly wooded strip of land extending the full width of the garden and enclosed by stock-proof fencing. In all the garden and grounds extend to about 2.24 acres (0.91 hectare).

Agent's Notes

- (1) Lot 2: Further land comprising a mix of broadleaf woodland and pasture may also be available by separate negotiation.
- (2) The fishing rights on the River Frome are not owned by the vendor.





Property Information

Guide Price: £1,250,000.

Tenure: Freehold.

Services: Mains water & electricity. Private drainage. Oil-fired central heating. Bottled gas.

Local Authority & Council Tax Band: Dorset Council (www.dorsetcouncil.gov.uk).

Tax Band G.

Directions (Postcode DT2 0DZ)

what3words: ///hosts.breaches.flattens

From the village of Grimstone on take the left fork onto the A356, signed to Crewkerne. Carry on for 3.3 miles to Maiden Newton and continue into the village. About 60 yards after the Texaco garage take a narrow left turn into Frome Lane, signed to Cruyton. Proceed along Frome Lane for about a third of a mile. At the end of the lane turn left onto Cruyton Lane. The entrance to the front driveway to East Cruyton will be found on the left after about half a mile.

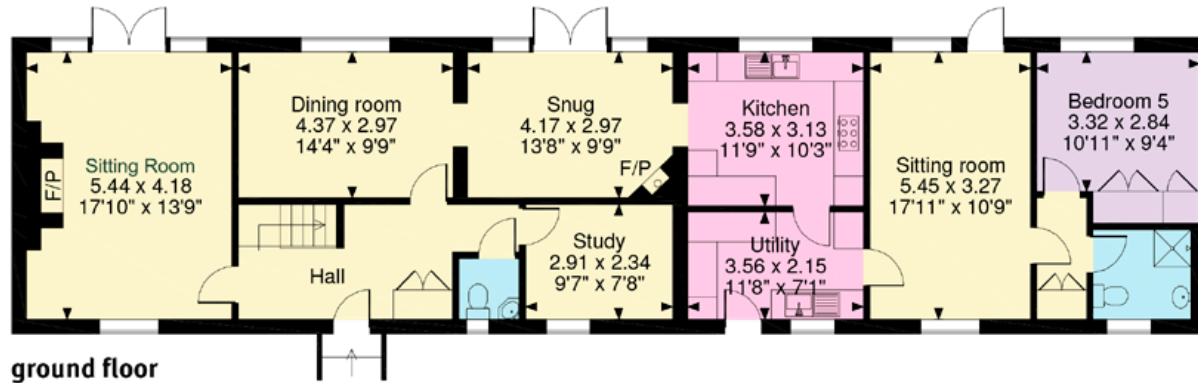
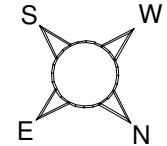
Approximate Gross Internal Floor Area

Main House: 241 sq m / 2,591 sq ft

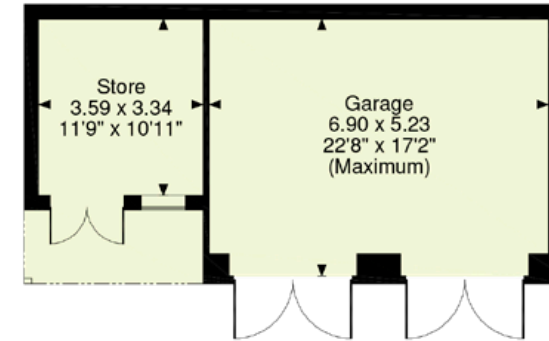
Garage: 36 sq m / 385 sq ft

Store: 12 sq m / 129 sq ft

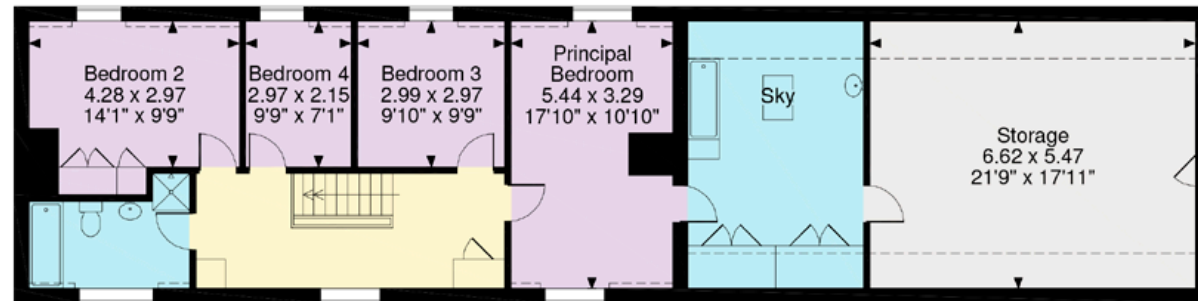
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



ground floor



--- Denotes restricted head height



first floor

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I would be delighted to tell you more

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