

Ten Acres Conygar

Dorchester | | DT2 8LX

Hull Gregson Hull

An exceptional INDIVIDUALLY DESIGNED four bedroom detached residence set within approximately half an acre, OFFERING OVER 3,400 SQ FT of luxurious accommodation, an OUTSTANDING GARDEN PAVILION, planning permission for a self-contained annexe and a private gated setting. Offered WITH NO ONWARD CHAIN.

Positioned behind electric gates in one of Broadmayne's most exclusive settings, this exceptional four bedroom detached residence has been individually designed and finished to an outstanding standard throughout. Offering in excess of 3,400 sq ft of luxurious accommodation and occupying beautifully landscaped grounds of approximately half an acre, the home perfectly combines contemporary living with timeless craftsmanship, boasting exceptional entertaining spaces and an enviable level of privacy, backing directly onto mature woodland. Further enhancing its appeal, the property also benefits from planning permission for a substantial one-bedroom self-contained annexe spanning the width of the property above the kitchen and bedrooms two, three and four, presenting an outstanding opportunity for multi-generational living, guest accommodation or an additional income stream, subject to implementation.



KEY FEATURES

- *Individually designed detached residence occupying approximately half an acre*
- *Over 3,400 sq ft of beautifully appointed accommodation*
- *Private electric gated entrance with extensive driveway parking and integral double garage*
- *Planning permission for a substantial one-bedroom self-contained annexe*
- *Spectacular open plan kitchen, dining and family room with integrated Miele appliances*
- *No Onward Chain*
- *Stunning vaulted living room with glazed gable and aluminium bi-folding doors*
- *Luxurious principal suite with walk-in wardrobe and en-suite shower room*
- *Two further en-suite bedrooms plus flexible fourth bedroom/reception with garden access*
- *Landscaped gardens backing onto woodland with a porcelain terrace and an exceptional garden pavilion complete with heating, electricity and Wi-Fi*



A welcoming entrance hall provides an impressive first impression, leading through to the spectacular open plan kitchen, dining and family room, undoubtedly the heart of the home. Flooded with natural light through full-width aluminium bi-folding doors, this magnificent space effortlessly extends onto the rear terrace, creating a seamless connection between the inside and outside and providing the perfect setting for both everyday family life and entertaining on a grand scale.

The bespoke shaker-style kitchen has been finished to an exceptional specification with an extensive range of handcrafted cabinetry, elegant stone worktops and a substantial central island incorporating a breakfast bar beneath feature pendant lighting. A comprehensive range of integrated Miele appliances includes eye-level ovens, whilst the striking reclaimed Belgian brick splashbacks and matching feature wall introduce warmth, texture and timeless character, beautifully complementing the contemporary design. The adjoining family seating area provides the ideal place to relax whilst remaining connected to the kitchen, making this a wonderfully sociable space.

The separate living room is equally impressive, featuring a striking vaulted ceiling and an expansive glazed gable with full-height windows and aluminium bi-folding doors opening directly onto the garden. Flooded with natural light throughout the day, the room enjoys beautiful views across the landscaped grounds whilst the impressive ceiling height creates a wonderful sense of space and grandeur. It is a truly elegant reception room, perfectly suited to both relaxed family living and formal entertaining.

Continuing through the ground floor, the well-appointed utility room provides excellent additional storage and laundry facilities whilst also offering internal access to the integral double garage, with a useful pantry positioned alongside. Two generous double bedrooms are situated on this floor, both beautifully presented and benefitting from their own private en-suite facilities. Bedroom two enjoys a luxurious en-suite comprising both a bath and separate shower, whilst bedroom three is served by a contemporary en-suite shower room. Both bedrooms, together with bedroom four, enjoy sliding doors opening directly onto the beautifully landscaped rear garden, creating a wonderful connection between the interior and outdoor space. Bedroom four is currently arranged as an elegant formal dining room, demonstrating the flexibility of the accommodation and lending itself equally well as a further double bedroom, home office or additional reception room. A beautifully appointed family bathroom, accessed from the hallway, completes the ground floor accommodation.

Occupying the first floor above the garage is a magnificent principal suite, creating a private sanctuary away from the main living accommodation. The generous bedroom offers ample space for freestanding furniture and is complemented by a walk-in wardrobe, providing excellent storage before leading through to the beautifully appointed en-suite shower room. Together, these spaces create a luxurious retreat, perfectly designed to offer both comfort and privacy.

Externally, the property is every bit as impressive. Set within approximately half an acre of beautifully







landscaped grounds, electric gates open onto a substantial block paved driveway providing extensive parking alongside the integral double garage and adjoining store. The gardens wrap around the home and are predominantly laid to lawn, framed by mature planting, specimen trees and established borders, with the woodland beyond creating a peaceful backdrop and an exceptional degree of privacy rarely found.

Stretching across the rear of the property is an expansive porcelain paved terrace, offering multiple seating and entertaining areas perfectly positioned to enjoy the gardens. With aluminium bi-folding doors opening from both the kitchen/family room and the living room, the home effortlessly embraces indoor-outdoor living, allowing the entertaining spaces to flow seamlessly into the garden.

A true highlight of the grounds is the exceptional circular timber garden pavilion. Far more than simply a gazebo, this luxurious outdoor room has been thoughtfully designed with built-in wraparound seating, a central dining area, electricity, Wi-Fi connectivity and heating, allowing it to be enjoyed throughout the year. Whether hosting family celebrations, entertaining guests, working from home in a unique setting or simply unwinding in the tranquillity of the gardens, it provides a truly remarkable extension of the home and an outstanding lifestyle feature.

Adding to the property's already impressive credentials is the benefit of approved planning permission for a substantial one-bedroom self-contained annexe, extending across the width of the property above the kitchen and ground floor bedroom accommodation. This









exciting opportunity provides excellent scope to create independent living accommodation for extended family, long-term guests or those seeking additional income potential, further enhancing the versatility of this exceptional home.

Situated in the highly sought-after village of Broadmayne, this exceptional home enjoys the perfect balance of idyllic village living and excellent connectivity. The village offers a welcoming community with a well-regarded first school, village shop and Post Office, traditional public house, churches and a variety of local clubs and amenities. The county town of Dorchester is just a short drive away, providing an excellent selection of independent shops, cafés, restaurants, leisure facilities and mainline rail services to London Waterloo. Surrounded by the rolling Dorset countryside and with the breathtaking Jurassic Coast within easy reach, this remarkable home offers an enviable lifestyle in one of Dorset's most desirable villages.












Bread


TEN ACRES

Living Room 16'8" x 21'5"

Kitchen 21'6" x 21'5"

Primary Suite 22'2" x 13'11"

Bedroom Two 13'8" x 21'5"

Bedroom Three 10'8" x 17'0"

Bedroom Four 10'9" x 17'0"

Garage 22'2" x 22'7"

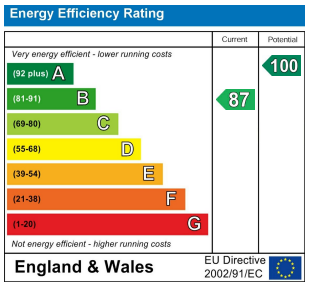
Store 20'11" x 6'2"

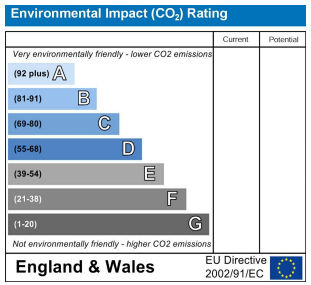
Garden Pavillion 18'1" x 12'8"

Dorchester Additional Information
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Detached
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

Dorchester Disclaimer
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

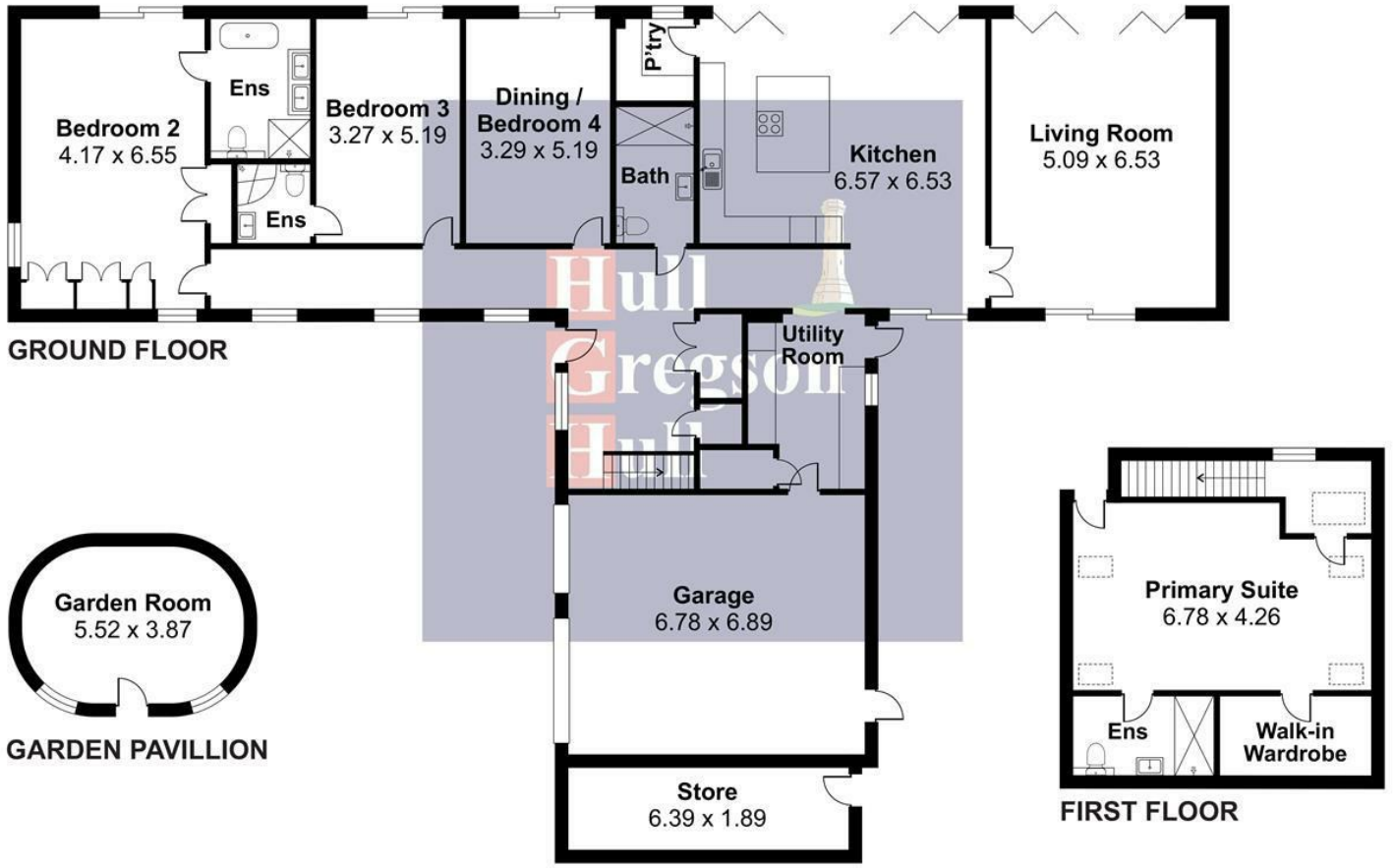






Ten Acres, Conygar, Broadmayne, Dorset, DT2 8LX

Approximate Ground Floor Area =3137 sq ft / 291.3 sq m
Approximate Limited use Area =31 sq ft / 2.8 sq m
Approximate Outbuilding Area =325 sq ft / 30.1 sq m
Approximate Total Floor Area =3493 sq ft / 324.2 sq m
For Identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.

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