

Field End

Higher Ansty, Dorchester, Dorset

Field End

Higher Ansty
Dorchester
Dorset
DT2 7PT



- Countryside views
- Residence & two bedroom self contained annexe
 - Successful holiday lettings
 - Gardens & paddock totalling 3.53 acres
 - Modern kitchen dining room
- Sitting room with wood burner & bi folding doors
 - Spacious
 - Garage & utility room

Guide Price **£975,000**

Freehold

Blandford Forum Sales
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ACCOMMODATION

Field End is a well presented and versatile home situated at the edge of a sought after rural village with an active community, enjoying beautifully maintained gardens, a useful paddock and outstanding views of rolling countryside. The main residence has been thoughtfully renovated to a high standard with the additional benefit of a self contained annexe offering potential for multi generation living and currently utilised as a successful holiday lettings business. The heart of the home is the modern and informal kitchen dining room which consists of quality units set with a stone counter top and includes a range of integrated appliances. The generous and light sitting room has a modern wood burner as a focal point with a large bi folding door overlooking the landscaped garden, paddock and surrounding countryside. The main bedroom is a particularly generous room with a modern fully tiled ensuite shower room. The second and third bedrooms are good size doubles and the fourth bedroom is currently arranged as a study with built in furniture but could accommodate a double bed. The family bathroom comprises of a bath, shower, basin and w.c.

OUTSIDE

The property is accessed via a five bar wooden gate leading to a substantial gravel driveway with parking for several vehicles and access to the double garage. The frontage has been landscaped with raised flower borders bound by railway sleepers. The main residence enjoys a good size rear garden with a large patio adjoining the sitting room for outside dining with the remainder of the garden laid to lawn with established flower beds and trees. A further garden is arranged to the side of the dwelling which has a variety of uses with wonderful views of the paddock and surrounding rolling countryside. The side garden comprises of wild flowers and a kitchen garden which is ideal for growing fruit and vegetables. A paddock sits behind the dwelling and garden which could be used for grazing horses or other animals.





ANNEXE

The self contained annexe is affectionately named The Retreat as it enjoys a peaceful outlook and has been successfully run by the current owners as a holiday lettings business. Alternatively the annexe would make an ideal home for multi generations as it enjoys a good degree of privacy from the main residence. Upon entry there is a welcoming hallway providing access to all the principal rooms and benefitting from three built in storage cupboards. The kitchen comprises of a range of wall and base units, set with a counter top, included is a sink, hob,

and single oven with space for white goods. The sitting dining room enjoys a wood burner as a focal point to the room. with sliding patio doors boasting elevated views of the garden and countryside beyond. The main bedroom is of a good size accommodating a large double bed, the second bedroom is a good sized room currently arranged with two singles bed. Completing the accommodation is a modern shower room comprising of a shower, basin and w.c together with an additional cloakroom.

Outside a patio adjoins the annexe which is ideal for

al-fresco dining and leads to the pretty rear garden, predominantly laid to lawn with established flower beds and a gate leading to a parking area for several vehicles.

SITUATION

Higher Ansty is a hamlet set approximately 9 miles from the market town of Blandford Forum and 11 miles from the county town of Dorchester. The Fox public house is approximately half a mile away along with a farm shop which incorporates a post office. The local beauty spot of Bulbarrow Hill is about 3 miles.



DIRECTIONS

what3words///washable.pelt.needed

SERVICES

Mains electricity and water. Oil central heating. Septic tank.
Annexe - Mains electricity and water. Septic tank, Electric room heaters.
Income generating solar panels.

MATERIAL INFORMATION

Dorset Council Tax Band - F
Tel: 01305 211 970

EPC - B

Annexe EPC - C

There is broadband and mobile coverage in the area, please refer to Ofcom's website for more details.

Please refer to the government website for more details.<https://www.gov.uk/check-long-term-flood-risk>
Photographs - May 2026 © Symonds & Sampson

Please note there is a track set to the bottom of the accommodation which is owned by Wessex water providing access to a drainage system. The property has vehicle and pedestrian rights of way leading to the annexe parking and to a gate to the main garden and paddock.

Higher Ansty, Dorchester

Approximate Area = 1610 sq ft / 149.6 sq m

Annexe = 938 sq ft / 87.1 sq m

Garage = 443 sq ft / 41.1 sq m

Total = 2991 sq ft / 277.8 sq m

For identification only - Not to scale

| Energy Efficiency Rating | | Current | Potential |
|--|---|---------|-----------|
| Property energy efficiency (lower is better) | A | 85 | 89 |
| Energy | B | | |
| Water | C | | |
| Heating | D | | |
| Lighting | E | | |
| Walls | F | | |
| Floors | G | | |
| <small>Minimum energy efficient rating</small> England & Wales EPC Directive 2002/91/EC | | | |



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2026. Produced for Symonds & Sampson. REF: 1467312



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