



Symonds
& Sampson

Lower Hartley Farm

Dorchester

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Hermitage
Dorchester
Dorset DT2 7BB

This well-presented detached residence enjoys a prime position with charming views, a wraparound plot, and a south-facing garden. Extended by the current owners, it offers well-proportioned accommodation across two floors in a highly sought-after village setting.



- Detached four bedroom residence
- Idyllic views over the Blackmore Vale countryside
- Well proportioned light filled accommodation
 - Ensuite to the master bedroom
 - South facing garden
 - Driveway and garaging
 - Village location
- Equidistance between Sherborne and Dorchester

Guide Price **£650,000**

Freehold

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THE DWELLING

Constructed in 1948, this detached residence occupies a delightful plot with spectacular views. The property has been thoughtfully extended by the current owners, with a two-storey addition in 1997 and a further single-storey extension in 2011. The home is well-presented throughout, with reception rooms positioned to take full advantage of the rear aspect and its outlook. Upstairs, there are four bedrooms, with the principal bedroom benefiting from an ensuite with further elevated views.

ACCOMMODATION

The entrance hall provides a natural flow to the ground floor accommodation, with useful storage throughout. To the left, the kitchen offers an excellent range of cabinetry, catering to all culinary needs, with plenty of space for dining furniture. Dual access points flood the room with natural light, while a separate utility room provides space for white goods and leads through to a shower room. A rear door opens into a storm porch, offering additional access from the driveway.

At the heart of the home, the dining room captures charming views, while the living room provides a warm and welcoming retreat, complete with a central log burner and French doors that open directly onto the rear garden.

The first floor accommodates four well-proportioned bedrooms, three of which enjoy panoramic views across the rear aspect. The principal bedroom benefits from a modern en suite shower room and a walk-in wardrobe, while the remaining bedrooms are served by a family bathroom on this level.

GARDEN

The property sits within a generous wraparound plot, perfectly positioned to take advantage of its idyllic countryside setting and south-facing rear garden. To the front, a gravelled driveway provides ample off-road parking and leads to the garage, which benefits from rafter storage, light, and power. An additional outside area is tucked neatly behind the garage, offering further storage space and a wood store.

To the rear, the garden enjoys an uninterrupted southerly outlook towards Batcombe, with a lawned area complemented by a patio adjoining the house. The lawn continues around the side and front of the property, leading to a well-kept vegetable patch.

SITUATION

Located in the Blackmore Vale countryside, Hermitage is a thriving village with a hall and church. Nearby Leigh offers further facilities including a shop, hall and church, while Yetminster (5 miles) provides a shop, pub, primary school and doctor's surgery.

Sherborne (8 miles) offers excellent shops, supermarkets and recreational facilities, with Dorchester (12 miles) giving access to the World Heritage Jurassic Coast. Both towns have mainline links to London Waterloo, with Yetminster station also providing services to Bath and Bristol. The A303 at Wincanton offers a direct east-west route to the M3 and London.

Alongside good state schools, the area is well served by independents including Leweston, the Sherborne Schools,

Claysmore, Milton Abbey, Millfield and Bryanston. Leisure opportunities include golf at Dorchester (Came Down), Folke and Yeovil, racing at Wincanton, Taunton, Salisbury, Exeter and Bath, and extensive walking and riding via local footpaths and bridleways.

MATERIAL INFORMATION

Mains electric and water.

Oil fired heating.

Septic tank.

Broadband - Superfast broadband is available.

Mobile phone signal is available at the property, for further information please see www.ofcom.org.uk

Dorset Council

Council Tax Band: C

Installed in 2011, the solar panels to the rear are owned outright to the property and are on a dividend.

DIRECTIONS

What3words - ///signified.fool.officer



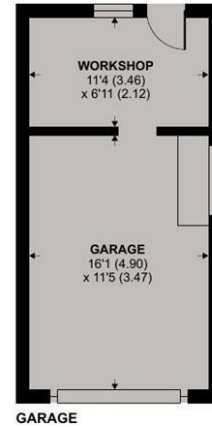
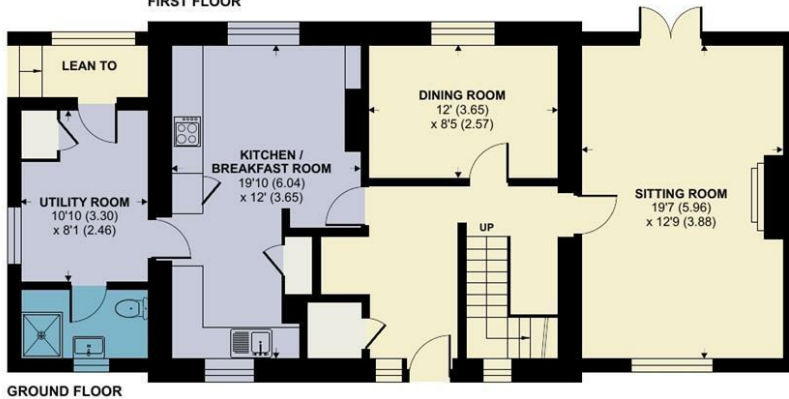
Lower Hartley Farm, Hermitage, Dorchester

Approximate Area = 1681 sq ft / 156.1 sq m (excludes lean to)

Garage = 267 sq ft / 24.8 sq m

Total = 1948 sq ft / 180.9 sq m

For identification only - Not to scale



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| 02 (max) | A | | |
| 01-01 | B | | |
| 05-09 | C | 70 | 77 |
| 10-14 | D | | |
| 15-18 | E | | |
| 19-24 | F | | |
| 25-28 | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1358893



Sherb/KS/0925



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