

THE MODERN HOUSE



*Dorset
Sold*

Lower Bryanston

This wonderful property, located on a secluded plot in the countryside just outside the popular Dorset market town of Blandford Forum, is an 18th-century house that was significantly extended by the architect Christian Spender in 2009.

The four-bedroom house is surrounded by lawns and includes an expansive area of oak decking which wraps around three sides of the property. There are also a number of impressive outbuildings in gardens which extend to approximately $\frac{3}{4}$ acre.

Entering the house from an attractive paved patio, the front door leads into an entrance hall with inbuilt storage. To the left is a dining room leading to a raised kitchen, which was originally built as a village school in the early 19th century. This is a generously sized room with exposed beams and folding glazed doors leading on to the large deck.

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*South-West England
Sold*

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To the right of the entrance hall is a snug with an open fireplace and log burner. Ahead of the entrance hall is a large reception room, also with a log burner and sliding glazed doors leading to a secluded landscaped garden. This room is currently used as a cinema room and entertaining space.

Also on the ground floor are a utility room and spacious WC. A wonderfully light lobby area with views on to the garden and deck is currently used as a study. The area has recently been connected to super-fast rural broadband with speeds in excess of 40mbs.

Stairs lead up to the first floor where there are four double bedrooms. The master bedroom has a particularly impressive en suite bathroom with views over open countryside. Like the master bedroom, the second bedroom, also en suite, has a door to a balcony with views over the decking and gardens to adjoining woodland.

The two remaining bedrooms, both with exposed beams and with views over the large lawn, share a bathroom. Additionally on the first floor there is a spacious landing area, currently used as a study.

The house has limestone and solid oak flooring throughout and underfloor heating, fuelled with oil. The tank is housed in the gardens behind the outhouses. The house has plentiful internal storage space and outside there is a selection of useful outhouses including one that has been used flexibly by the current owners as a home office and overspill bedroom.

The gardens are one of the most appealing features of the property. Beyond the wraparound oak deck are flower beds and a large expanse of lawn, bounded by hedges. From the decking outside the kitchen there are stairs leading to another lawn and vegetable garden with greenhouse. The entire plot borders farmland and ancient woodland which in April and May is awash with bluebells.

The property can be found on a quiet country lane in Lower Bryanston, a rural hamlet just two miles from the centre of Blandford Forum, a beautiful Dorset market town notable for its Georgian architecture (indeed the celebrated architectural historian Sir Nikolaus Pevsner wrote that "hardly any other town in England can be compared with it"). The area is also renowned for its natural beauty with Cranborne Chase, Blackmore Vale and the West Wiltshire Downs to the north and the Purbeck Hills and Jurassic Coast to the south. It is also known for the quality of schools, not least Bryanston which is moments away. Other popular schools in the area include Sherborne, Milton Abbey and Canford.

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Blandford Forum offers a broad range of shopping, dining, sporting and cultural opportunities. Five supermarkets include an M&S Food Hall and a brand new Lidl. There are a number of good pubs in the nearby villages (such as the Museum Inn in Farnham, Hambro Arms in Milton Abbas, Anchor at Shapwick and Milton Arms at Winterborne Whitechurch as well as the Crown Hotel in Blandford, flagship of the Hall and Woodhouse brewery).

Blandford is very well connected by road to Salisbury, Dorchester, Wimborne and Poole, and beyond to London. Regular train services to London can be found at Salisbury and Poole.



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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.