





# Fosters Hill, Holwell

A Forever Family Home Where Comfort Meets Countryside:-

From the moment you step through the door, this individually architecturally designed five-bedroom detached home feels like it was built just for you. Spanning over three floors with over 2700 sq. ft/250 sq. m of internal space, this home delivers a versatile interior that can adapt to your changing needs. Created only a few years ago as a forever home for our sellers, every detail has been designed for family life – with warmth, space, and eco-friendly living at its heart.

Mornings start in the spacious kitchen, with its endless cupboards, quality appliances, and bi-folding doors in the dining/family area that open to let the fresh country air in and give an outdoor, indoor feel. The garden is fully secure giving a safe environment for children and pets to play safely. The veg patch is ready for planting for a taste of self sufficiency, and there is a ready made chicken and duck pen.

The five double bedrooms offer room for everyone – two with their own en-suites, and the principal suite boasting two dressing rooms and a stylish bathroom that feels like your own private retreat. A dedicated home office makes work-from-home days simple, while the insulated outbuilding (with light, power, and Wi-Fi) is perfect for hobbies, a games room, or a quiet study space. The welcoming sitting room with log burner is ideal for winter evenings. The utility room keeps things nice and tidy and there is a useful cloakroom. The front porch has ample room to kick off muddy boots and hang wet coats after a country walk.

With countryside views, a garage, carport, EV charging point, underfloor heating, air-source heat pump, and rainwater harvesting, this home blends modern convenience with a wholesome, outdoorsy lifestyle. And with no onward chain, your next chapter can start right away.

This isn't just a house. It's where your family's best memories are waiting to be made.









## The Property

### Accommodation

#### Inside

##### Ground Floor

From the drive there is a gentle slope for easy access that leads to the front door. This opens into a well proportioned porch with ample room for muddy boots, shoes and coats - great for drying off little people and pets. A further door opens into a bright, welcoming entrance with double height space above to part of the hall. Stairs rise to the first floor and doors lead off to the utility, office, sitting room and kitchen/dining/family room. For appearance and practicality, the floor is tiled and this continues throughout the ground floor accommodation. The sitting room is generously sized with a window to the front and a log burner on a raised hearth with log store beneath. The dedicated office space also enjoys an outlook to the front and can be tailored to suit your own needs.

The hub of the household will certainly be the spacious kitchen/dining/family room, which spans across the back of the house with tri-folding doors that give a sense of being out and in all at the same time. The kitchen area is fitted with a range of stylish contemporary soft closing units consisting of floor cupboards with corner carousels, separate deep pan drawers, larder cupboard with pull out shelves and eye level cupboards with counter lighting beneath. You will find a generous amount of granite work surfaces with a matching upstand and an inset stainless steel sink with a mixer tap. The dishwasher, larder style fridge and freezer are integrated and there is an eye level double electric oven and microwave. There is also a gas (bottled) hob with an extractor hood above.

The utility room benefits from floor and eye level cupboards, granite work surface with an inset sink and there is space and plumbing for a washing machine and tumble dryer. You will also find the airing cupboard housing the hot water cylinder. From the utility, there is access to the cloakroom, which is fitted with a WC and

vanity wash hand basin.

##### First Floor

On this floor, you will find four double bedrooms, two with modern en-suite shower rooms and the family bathroom. This is fitted with a chic suite consisting of a large shower cubicle, bath with mixer tap and pull out hand held shower, WC and vanity wash hand basin.

##### Second Floor

This level is exclusively allocated to the principal suite. You will find a spacious bedroom with view over the garden to the adjoining countryside, two well proportioned dressing rooms and an en-suite bathroom with a fashionable suite consisting of a double basin vanity unit, large shower cubicle, WC and bath with pull out hand held shower.

#### Outside

##### Parking and Garaging

From the road, double timber gates open to a large Cotswold stone chipped drive with space to park at least four cars and you will find an EV charging point.

There is a good sized carport, with a 16 Amp socket for powerful workshop tools, and garage with electric roll up door - both with light and power. The garage also benefits from a door to the rear garden.

##### Garden

This lies to the rear of the house and is fully enclosed, benefitting from a sunny aspect and good privacy. Immediately to the back of the house is a paved area with the lawn stretching out in front. A paved path leads down the garden passing the vegetable patch and outbuildings - one of which is insulated and has underfloor heating and power - a great work from home space or hobbies room - and ends at the chicken and duck run, where there is a pond.

The lawn is edged by well stocked shrub and flower beds, there are numerous trees and a further decked seating area, which has the rainwater harvester beneath it.

The swim spa and sauna are sited at the side of the house/back of the garaging.

### Location

#### Holwell

The property is located in the small Dorset village of Holwell, which surrounded by the beautiful Blackmore Vale countryside. The village boasts the oldest pillar box still being used in Britain today and has an historical church dating back to around 1480. There is also the village hall that hosts many events - from WI to table tennis and quiz and film nights. It is also available for private hire. Approximately a mile and half away is the village of King Stag which has a public house and garage with a small shop. Just five miles away is the beautiful historic town of Sherborne, which has a mainline train station serving London Waterloo and the West Country. The town offers excellent shopping facilities as well as home to an abundance of architectural styles, including castles and alms houses. There is also a selection of educational facilities including state and independent schools.

### Useful Information

Energy Efficiency Rating B

Council Tax Band G

uPVC Double Glazing Throughout

Air Sourced Heat Pump with underfloor heating to the ground and first floors - Renewable Heat Incentive payment of £448.26 per quarter from Ofgem until 30/03/2029

Mains Drainage

Freehold

No Onward Chain

EV Charging Point

2700 litre Water Harvester

The swim spa and sauna are available by separate negotiation

### Directions

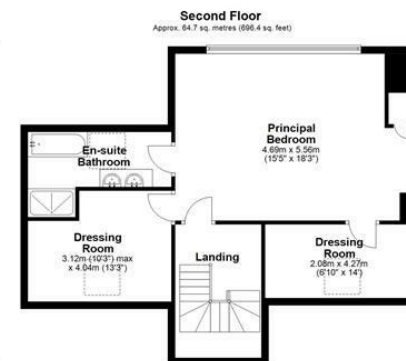
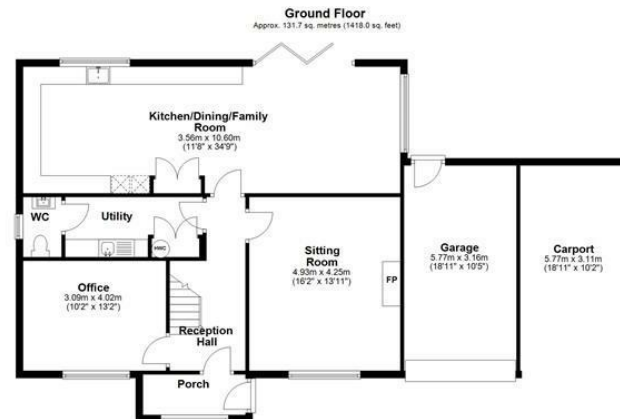
Postcode - DT9 5LL

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Total area: approx. 288.3 sq. metres (3102.8 sq. feet)

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