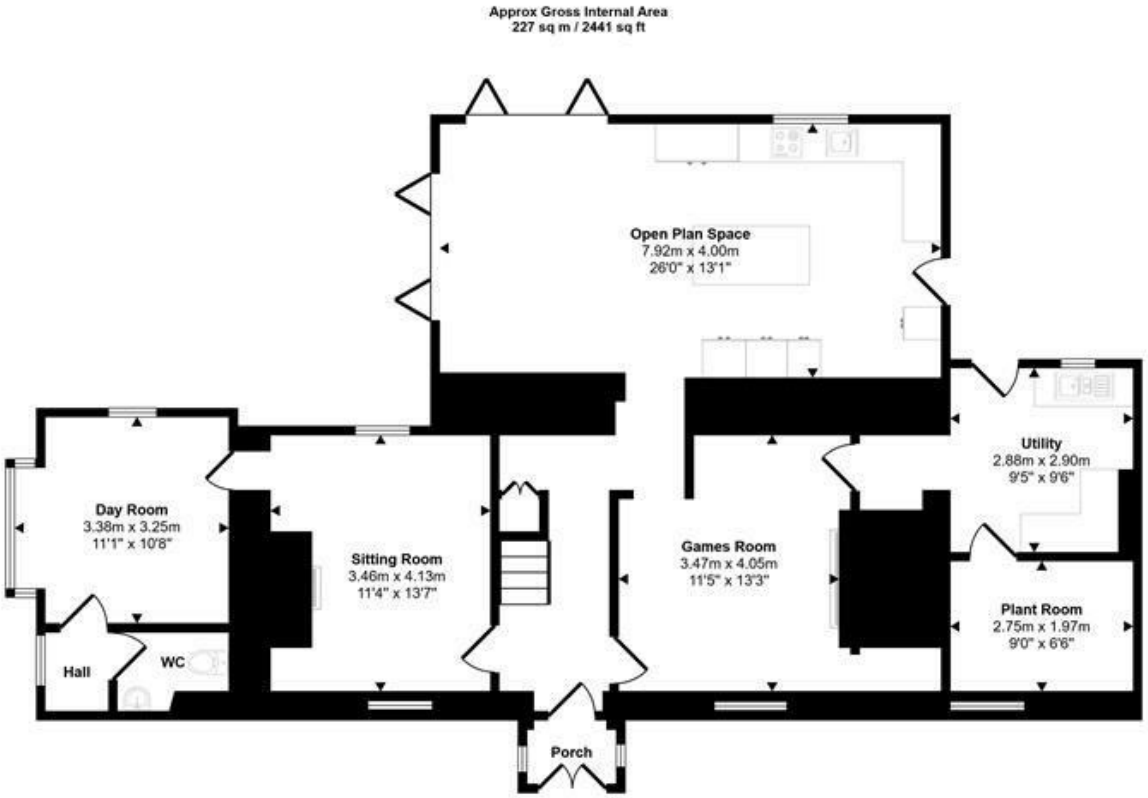
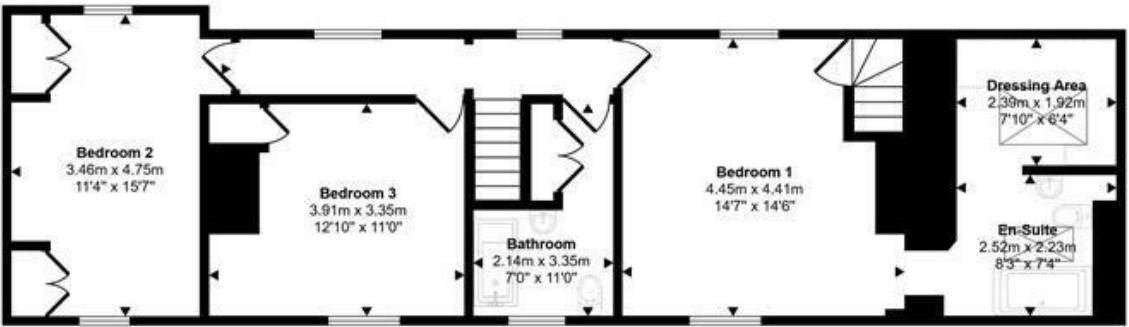
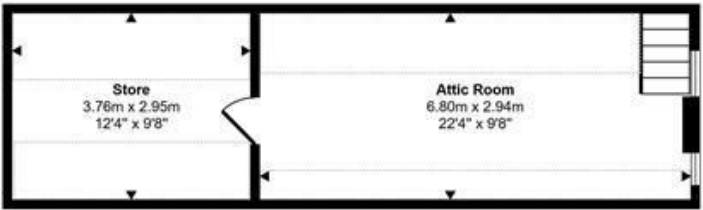




Ground Floor  
Approx 119 sq m / 1279 sq ft



First Floor  
Approx 76 sq m / 823 sq ft



Second Floor  
Approx 32 sq m / 340 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



Kingston  
Hazelbury Bryan

Guide Price  
£625,000

A Storybook Thatched Cottage Full of Character and Charm – Perfect for Families or a Peaceful Retirement

Tucked away in a quiet laneside position in a much-loved village, this beautiful detached Grade II listed thatched cottage is full of character, warmth, and surprisingly generous space—offering an impressive 2,441 sq ft (227 sq. m) of living accommodation. Set on a third of an acre plot, it's the perfect setting for families to grow or for retirees to relax and enjoy the charm of countryside living.

Lovingly and thoughtfully extended, the home features three spacious double bedrooms, a versatile attic bedroom, and a stunning principal suite with its own en-suite and dressing area. The heart of the home is the bright and airy open-plan kitchen, dining and family room—ideal for everyday living and entertaining alike. With sleek quartz worktops, quality built-in appliances, and plenty of storage, it effortlessly blends traditional character with modern convenience.

During recent upgrades, a beautiful original inglenook fireplace was uncovered—complete with a bressummer beam, bread oven, and even an old well—adding a real sense of history and uniqueness. Other period features include flagstone flooring, exposed ceiling beams, and deep-silled cottage windows that flood the space with natural light.

Step outside into a truly magical garden, complete with a tranquil pond, a meandering feature stream, and a peaceful woodland area—ideal for children to explore and for encouraging wildlife. A large workshop offers flexibility as a garage, studio, or hobby space, and there's ample off-road parking for visitors and family.

This is a home that offers both space and soul—perfect for those seeking a peaceful rural lifestyle with room to breathe.





## The Property

### Accommodation

#### Inside

##### Ground Floor

From the front of the cottage, double doors open into a useful porch with an original style timber door opening to the main hall. This has stairs rising to the first floor and doors leading off to the sitting room, games room and an opening into the open plan living space. The floor is laid in a wood effect practical laminate over the original Victorian red tiles. The double aspect sitting room provides a delightful cosy space for the evening and has a fireplace with the potential of installing a wood burner. The floor is laid in a practical and attractive wood effect laminate. From the sitting room there is access to the day room that offers flexible usage from a study to an extra bedroom - it has access to an inner hall where there is a door to the garden and the cloakroom. There is a window to the rear and a paned glass bay window to the side, which has been granted permission to be removed for extending to the side.

The games room overlooks the frontage and offers flexible room usage. It retains character features, such as an exposed ceiling beam, flagstone floor and inglenook fireplace with a Bressummer beam and original bread oven. There is a good sized utility where there is a glass covering over the original well - the current owners have the water pumped to containers in the garden for summer time watering - and the plant room/workshop that houses the oil fired central heating boiler and hot water cylinder.

The hub of the cottage lies to the rear where there is a contemporary open plan living space that is flooded with plenty of natural light and is ideal for daytime usage. There are tri-folding doors out to the alfresco dining area plus a large window overlooking the main garden. The kitchen area looks over the garden and has a door to the drive. It is fitted with a range of stylish, modern Shaker style units consisting of floor cupboards with corner carousel, deep drawer unit, pull out wicker basket shelves and corner larder cupboard with shelves. There is also a tall pull out tin rack and pull out larder with carousel shelves. You will find a generous amount of quartz work surfaces with a matching upstand and inset sink with mixer tap and separate aerator tap. The central island has a quartz top, power points with USB connection, floor cupboards and a wine cooler plus a breakfast area. The dishwasher, microwave and eye level electric oven with hide and slide door are built in. There is also an induction hob and housing for an American style fridge/freezer. The floor is laid in a practical and attractive tile.

##### First Floor

Stairs rise to the landing with windows overlooking the rear garden and doors leading off to the bedrooms and

bathroom. The bathroom is fitted with a suite consisting of a WC, pedestal wash hand basin and 'P' shaped bath with central swan neck mixer tap. All three bedrooms are double sized - bedroom two has built in wardrobes, bedroom three has a feature fireplace and the principal bedroom enjoys a double aspect and benefits from an en-suite shower room and dressing room.

##### Second Floor

From the principal bedroom there are stairs that curve up to the attic, which makes an ideal play room or occasional bedroom. It has access to a further part of the attic that is used for storage.

#### Outside

##### Parking and Workshop

Double gates from the lane open to a large gravelled drive with space to park three to four cars. There is also a large insulated timber work shop with light and power, which could be adapted into a garage, if required.

##### Gardens

Set within a third of an acre, this enchanting garden is a haven of natural beauty and thoughtful design. At its heart lies a spacious main lawn, framed by vibrant flower and shrub beds, while mature trees offer shade and structure. Meandering grassy paths guide you around the garden's perimeter, revealing hidden seating nooks perfect for quiet reflection. A large pond with a charming feature stream feeds into a second pond, connected by a wooden bridge. The garden also features a summer house, a wood-framed greenhouse, and a practical water storage area fed from the well. A dedicated woodland corner encourages wildlife, and a generous seating area invites gatherings amid the peaceful surroundings.

#### Useful Information

Energy Efficiency Rating 'Exempt' Grade II Status

Council Tax Band F

Wood Framed Glazing

Oil Fired Central Heating

Mains Drainage

Freehold

Planning application number to demolish the bay window and extend - P/HOU/2022/01198

#### Directions

##### From Sturminster Newton

Leave the town via Bridge Street at the traffic lights continue over the bridge and turn right onto the A357 heading towards Sherborne. Take the next turning left into Glue Hill, signposted Hazelbury Bryan. Continue along this road for three miles and take a turning on the right, signposted Kingston. Continue for about half a mile to Kingston Cross. Follow the road to the right and continue down the hill - the property will be found on the left hand side. Postcode DT10 2AR and What3words - samplers.relatng.taking



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. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.