



Broadclose







Broadclose

Ansty, Dorchester, DT2 7PN

An impressive detached country residence with extensive outbuildings, paddock land and exceptional energy-efficient credentials, occupying a delightful semi-rural setting with far-reaching countryside views.

- Detached five bedroom home
- Large barn and workshop
- Two PV arrays with battery supporting heating, water & EV charger, plus £3,000 p.a. income
- Extensive driveway parking
- Council Tax Band G | EPC Band B
- Approx. 3,203 sq ft accommodation
- Approx. 2 acre paddock
- Private landscaped gardens with spacious paved terraces
- Smallholding
- Freehold

Guide Price £1,150,000

Stags Dorchester

01305 443443 | dorchester@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION

Surrounded by rolling rural scenery and situated midway between Dorchester and Blandford Forum, part of Dorset's "Area of Outstanding Natural Beauty", lies the hamlet of Ansty. The picturesque and peaceful hamlet is well blessed with local amenities, including an extensive farm shop/Post Office, a historic village hall used for a variety of community events from Pantomime to Yoga as well as the quintessential village pub - The Fox Inn offering contemporary facilities with a focus on locally sourced produce. An abundance of public footpaths and bridleways locally offer a fantastic network of routes to enjoy.

A diverse range of retail, leisure and commercial facilities are easily accessible in Dorchester, Blandford Forum and Poole, whilst excellent educational facilities, both state and private, are available throughout the area.

The spectacular World Heritage Jurassic Coast is a 30-minute drive away giving easy reach to Durdle Door and Lulworth Cove.

THE PROPERTY

An attractive substantial detached country house with extensive far-reaching views over the surrounding countryside. Constructed in a traditional style of brick and tile hung elevations with a new (2022) tiled roof the house extends to some 3,203 SqFt.

A large central entrance hall with galleried landing welcomes you into the property giving access to all principal ground floor rooms. To the western end of the property lies the superb and spacious, triple aspect kitchen/breakfast room with bi-fold doors opening onto the terrace – perfect for alfresco dining and BBQs. This room offers a wonderful space for family to gather with ample space for a farmhouse style table and chairs. A walk-in pantry accompanies the kitchen providing additional storage. To the opposite end of the property, through a walk-through snug/office area, is the bright and spacious, triple aspect sitting room featuring exposed beams, French doors to the terraces and a brick inglenook fireplace with inset wood burner and stone hearth. Adjoining both the sitting room and entrance hall, is the well-proportioned dining room with tiled floor and views to the south. The in-built wine storage is a charming feature to enjoy by all. To the rear of the property is a utility room with external access, ideal for day-to-day life, as well as a separate cloakroom.

Stair rise from the entrance hall to the first-floor landing, giving access to all bedrooms and the family shower room. The dual aspect, master bedroom offers exposed beams and wonderful views to the south and east. This spacious bedroom benefits from a luxurious ensuite with modern freestanding bath, walk-in shower unit, wash basin and WC. All five bedrooms benefit from built in storage.





OUTSIDE

The property is approached via a spacious gravelled driveway providing ample parking and access to the outbuildings.

The gardens and grounds are a notable feature, being predominantly laid to lawn with wildlife pond, mature trees, established borders and open views over the surrounding countryside. Extensive paved terraces with inset ornamental fishpond, adjoin the house, providing excellent areas for outdoor entertaining and al fresco dining.

The substantial detached barn and separate secure workshop/ store are positioned conveniently away from the principal gardens and offer an extensive space for a diverse range of uses, dependant on requirements.

The property is further complemented by approximately 2 acres of adjoining paddock land, providing excellent amenity space and lending itself particularly well to equestrian, smallholding or recreational use. The paddock enjoys a pleasant rural outlook and enhances the property's overall sense of space and privacy.

SERVICES

Mains electricity and water. Shared private drainage via the adjacent public house sewage plant with a formal easement in place whereby the property is responsible for 5% of associated running costs and maintenance. Heating via ground source heat pump. Gas via LPG bottles (Cooking). PV Panels with battery & EV Charging Point. Broadband is currently provided by Wessex Internet with a Full Fibre (FTTP) Gbit connection. Local Authority: Dorset Council

ENERGY EFFICIENCY

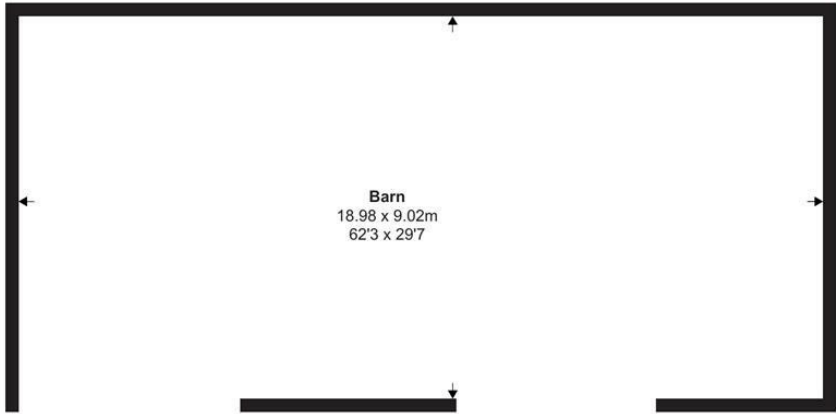
The current owners have invested heavily in making the house both environmentally responsible and cost efficient to run. The house has a ground source heat pump, 10kw generation in two solar arrays, 27kwh of domestic battery capacity (Tesla PW3) and an EV charging point.

The vendors' advise: "this combination allows for the property's heating, hot water and electricity supply, including the running of an electric vehicle, to be at a nett zero cost per annum. In addition, one of the solar arrays is within the FIT scheme benefitting from an annual revenue of approximately £3,000, with a remaining 10 years on the scheme".

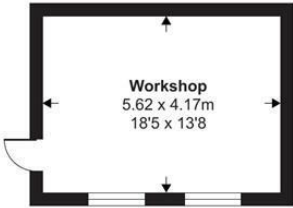
DIRECTIONS

The property is accessed via the Fox Inn Car Park, where the gated driveway can be found at the rear-left hand side of the car park.
What3words/////indulgent.slice.nimbly

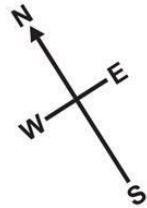
Approximate Area = 3203 sq ft / 297.6 sq m
Limited Use Area(s) = 149 sq ft / 13.8 sq m
Outbuilding = 2095 sq ft / 194.6 sq m
Total = 5447 sq ft / 506 sq m
For identification only - Not to scale



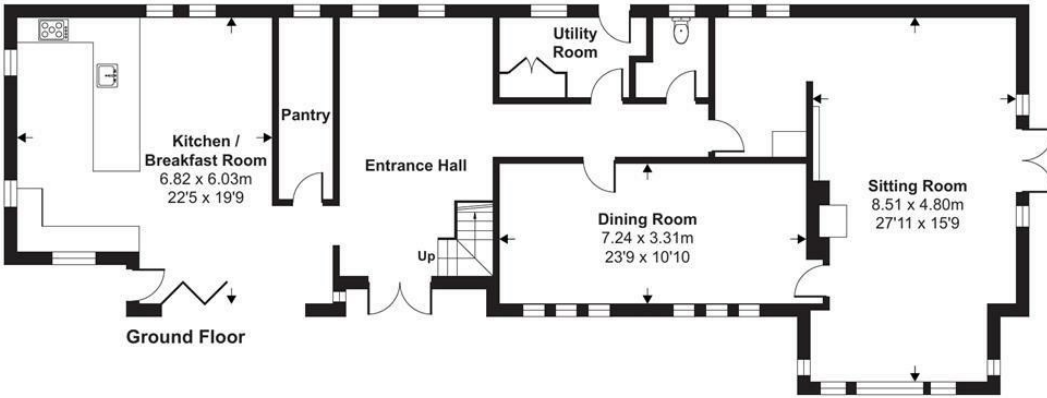
Outbuilding 1



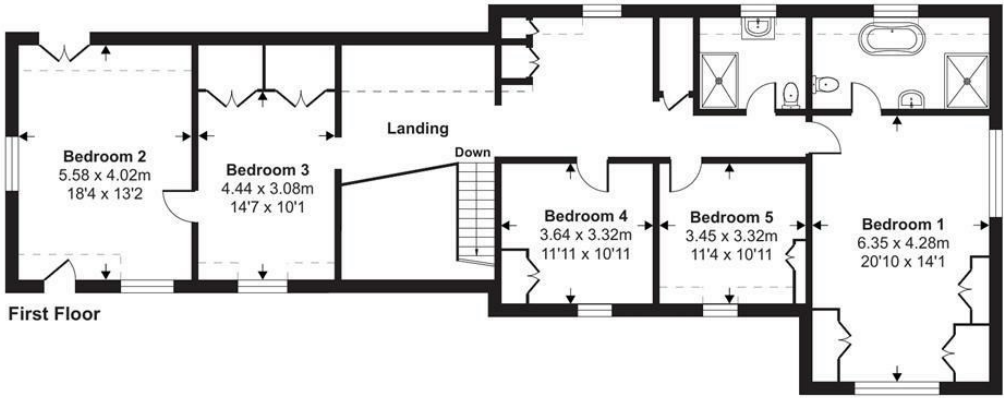
Outbuilding 2



Denotes restricted head height



Ground Floor



First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1458859



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	90
(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	

