



**Cow Lane, Poyntington, Sherborne, Dorset, DT9**

**Guide Price: £2,150,000**

Freehold

## Plot 2

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New-Build Contemporary Country Home

Five Bedrooms all with En Suites

Far Reaching Countryside Views

**Guide Price: £2,150,000**

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#### ABOUT THE PROPERTY

Plot 2 presents a rare opportunity to secure a substantial and individually designed new home in the desirable village of Poyntington. Situated on the western side of the former Mushroom Farm site, this bespoke residence is one of only two contemporary country homes available off plan, to be constructed by renowned local developer Hopkins Estates Ltd.

Designed with both elegance and energy efficiency in mind, the home will combine natural local stone, warm cedar cladding, and a red double Roman tiled roof for a timeless yet modern finish. Powder-coated aluminium windows and doors will ensure sleek, low-maintenance detailing throughout.

#### PLOT 2 – CONTEMPORARY COUNTRY HOME WITH ELEVATED VIEWS (OFF-PLAN OPPORTUNITY)

##### GROUND FLOOR

The planned layout includes a wide entrance hall leading into a spacious open-plan kitchen, dining, and family room—designed as the social heart of the home. Sliding glass doors are specified to open onto the rear terrace, creating a seamless connection between indoor and outdoor living. The kitchen will feature a central island with breakfast bar, premium integrated appliances, and ample space for both formal dining and informal seating.

A utility room and a separate boot room with outside access offer practical solutions for day-to-day country life. A separate living room at the rear of the property provides a quieter reception space, also with direct garden access and open views.

Three double bedrooms are located on the ground floor, each with its own ensuite shower room—making this layout ideal for family living, guest accommodation, or future-proofing for single-level use.



## FIRST FLOOR

Upstairs, the principal suite is designed to be a tranquil retreat, complete with a large double bedroom, magnificent countryside views, a fitted dressing room, and a luxury ensuite bathroom with digital fittings and high-end sanitaryware. A fifth double bedroom will have access to the main first-floor bathroom, which also serves the landing—providing flexible dual access for guests or family members.



## OUTSIDE

Plot 2 is positioned on the western edge of this exclusive two-plot development, enjoying a peaceful and private setting with stunning views to the rear. The property will be accessed via a private driveway and will offer ample off-street parking in addition to a detached double garage with electric roller door, plus an adjoining storeroom—perfect for bikes, garden tools, or hobbies.

The rear garden will be laid mainly to lawn, with mature boundary trees offering natural screening and a sense of enclosure. A generous paved terrace will open directly from the open-plan living space, creating the ideal setting for outdoor entertaining and dining. Buyers will also have the option to personalise landscaping to their taste, including space for raised beds, a kitchen garden, or wildflower borders.

With its generous proportions, elevated outlook, and thoughtful layout, Plot 2 offers a rare chance to create a bespoke countryside home tailored to modern life.

**What3Words///restore.tolerable.scanner**

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Council Tax Band:** TBC

**Local Authority:** Dorset

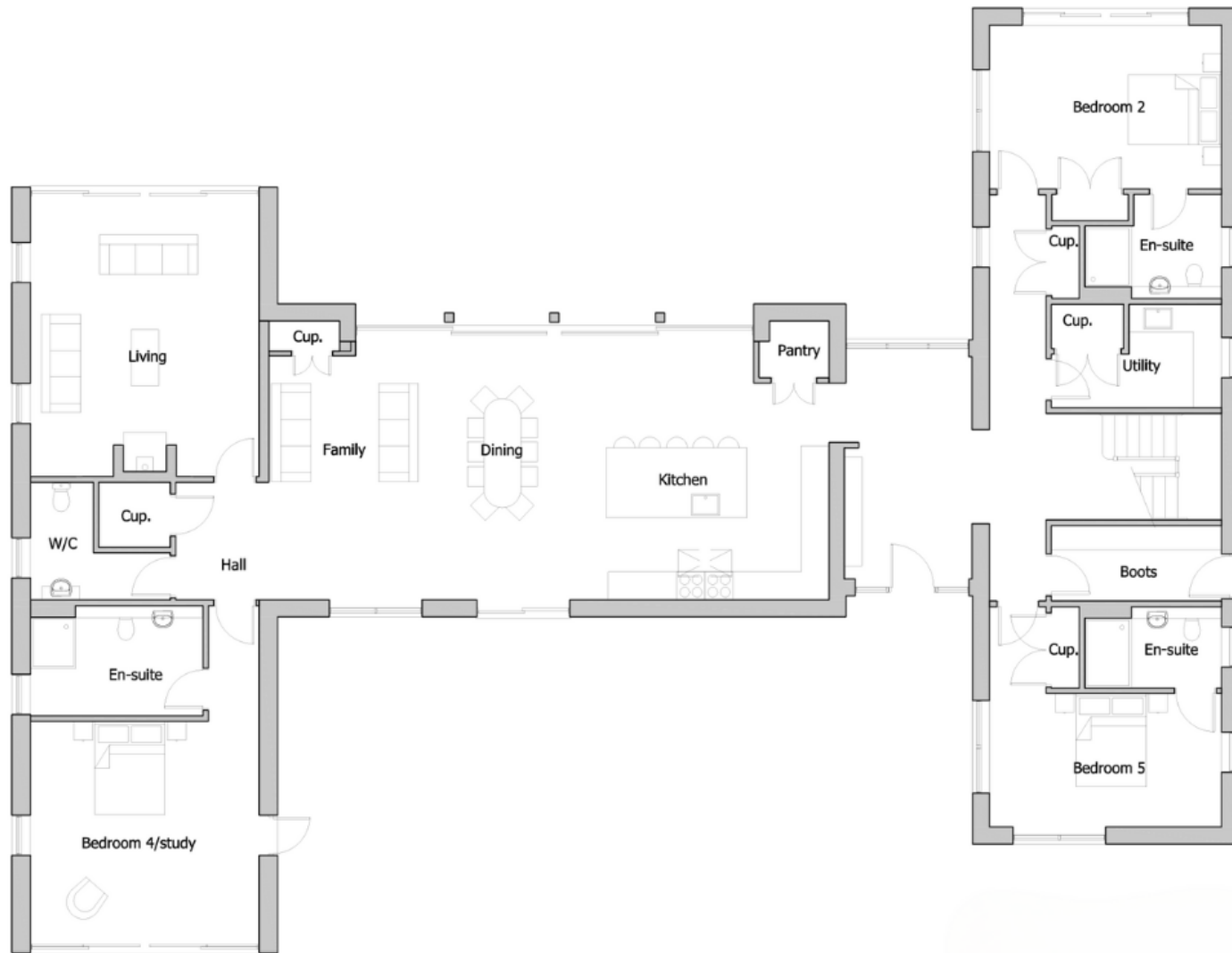
**Services:** Air Source Heat Pump, Solar Panels, Mains Water, Mains Drainage, EV Charging Point, Underfloor Heating, Electricity and Telephone all subject to the usual utility regulations.

## VIEWING

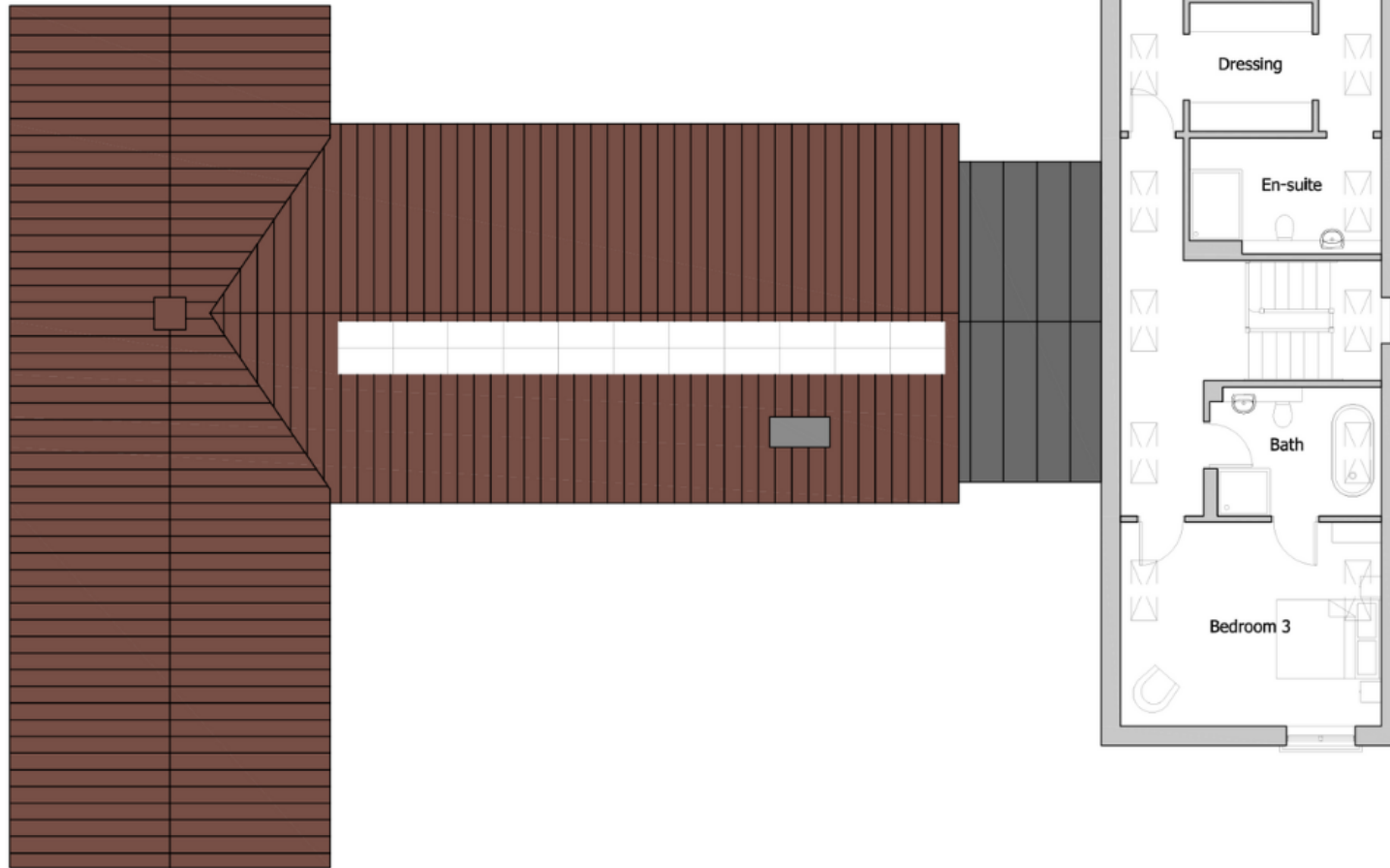
Strictly by appointment with the agents at  
KingsLand Property.

Tel: 01963 34455

Email: [sales@kingslandproperty.com](mailto:sales@kingslandproperty.com)



Ground Floor Plan



First Floor Plan



**KingsLand**  
Property & Land Agents

The Tythings Commercial Centre, Southgate Road, Wincanton,  
Somerset, BA9 9RZ  
Tel: 01963 34455  
Email: [sales@kingslandproperty.com](mailto:sales@kingslandproperty.com)

Hopkins Estates Ltd.  
Company Number: 01312512  
Registered Office: The Tythings Commercial Centre, Southgate  
Road, Wincanton, Somerset, BA9 9RZ.  
Registered in England.

**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.