



Cow Lane, Poyntington, Sherborne, Dorset, DT9

Guide Price: £2,150,000

Freehold

Plot 1

Cow Lane, Poyntington, Sherborne, Dorset, DT9

 5  5  2  3,632 sq ft

New-Build Contemporary Country Home

Five Bedrooms all with En Suites

Far Reaching Countryside Views

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ABOUT THE PROPERTY

An exceptional and spacious contemporary new home to be constructed by Hopkins Estates Ltd, Plot 1 is beautifully positioned on the site of the former Mushroom Farm in the highly sought-after village of Poyntington—just a short drive from Sherborne and Bruton. This bespoke property is one of two unique country homes available for off-plan purchase, designed with exceptional attention to architectural detail, energy efficiency, and modern countryside living.

Crafted to blend seamlessly into its rural surroundings, the proposed design features a striking combination of natural local stone, cedar cladding, and a red double Roman tiled roof. Powder-coated aluminium window and door frames add to the contemporary aesthetic while offering clean lines and long-lasting, low-maintenance performance.

PLOT 1 – EXCEPTIONAL CONTEMPORARY COUNTRY HOME (OFF-PLAN OPPORTUNITY)

GROUND FLOOR

The planned layout includes a wide, welcoming entrance hallway that flows into a magnificent open-plan kitchen, dining, and family room — the heart of the home. Full-height sliding glass doors are designed to open onto the rear patio and garden, flooding the space with natural light. The kitchen will include a large central island with breakfast bar seating and high-spec integrated appliances, with room for both a generous dining area and an informal seating zone.

Adjacent to the kitchen, a utility room and separate boot room with external access are planned — ideal for daily practicality. A large formal living room will sit at the rear, also opening onto the garden with expansive countryside views.

The ground floor will also include three generous double bedrooms, each with its own luxuriously appointed ensuite shower room.



FIRST FLOOR

Upstairs, the proposed design offers a private principal suite comprising a large double bedroom with magnificent countryside views, a bespoke fitted dressing room, and a luxury ensuite bathroom featuring premium sanitaryware and digital fittings. A fifth double bedroom will enjoy direct access to the adjacent family bathroom, which also serves the rest of the first floor via a second entrance — providing clever dual access and flexible functionality.



OUTSIDE

Set on the eastern edge of the site, Plot 1 will be approached via a private driveway, screened by planted hedgerows and set back from a quiet country lane. The driveway will offer ample parking for multiple vehicles, alongside direct access to a double garage and large attached storeroom.

The wraparound garden has been designed to maximise sunlight, privacy, and views, with large sliding doors from the open-plan living space leading directly to a spacious rear patio — ideal for al fresco dining. The remainder of the garden will be laid mainly to lawn, with scope for additional landscaping, raised beds, or wildflower borders. Mature boundary trees will provide both privacy and a sense of natural enclosure.

With its generous plot, thoughtful orientation, and modern rural design, Plot 1 offers a unique opportunity to secure a bespoke home in an idyllic countryside setting — all without the burden of excessive maintenance.

What3Words:///brisk.dodging.issue

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: TBC

Local Authority: Dorset

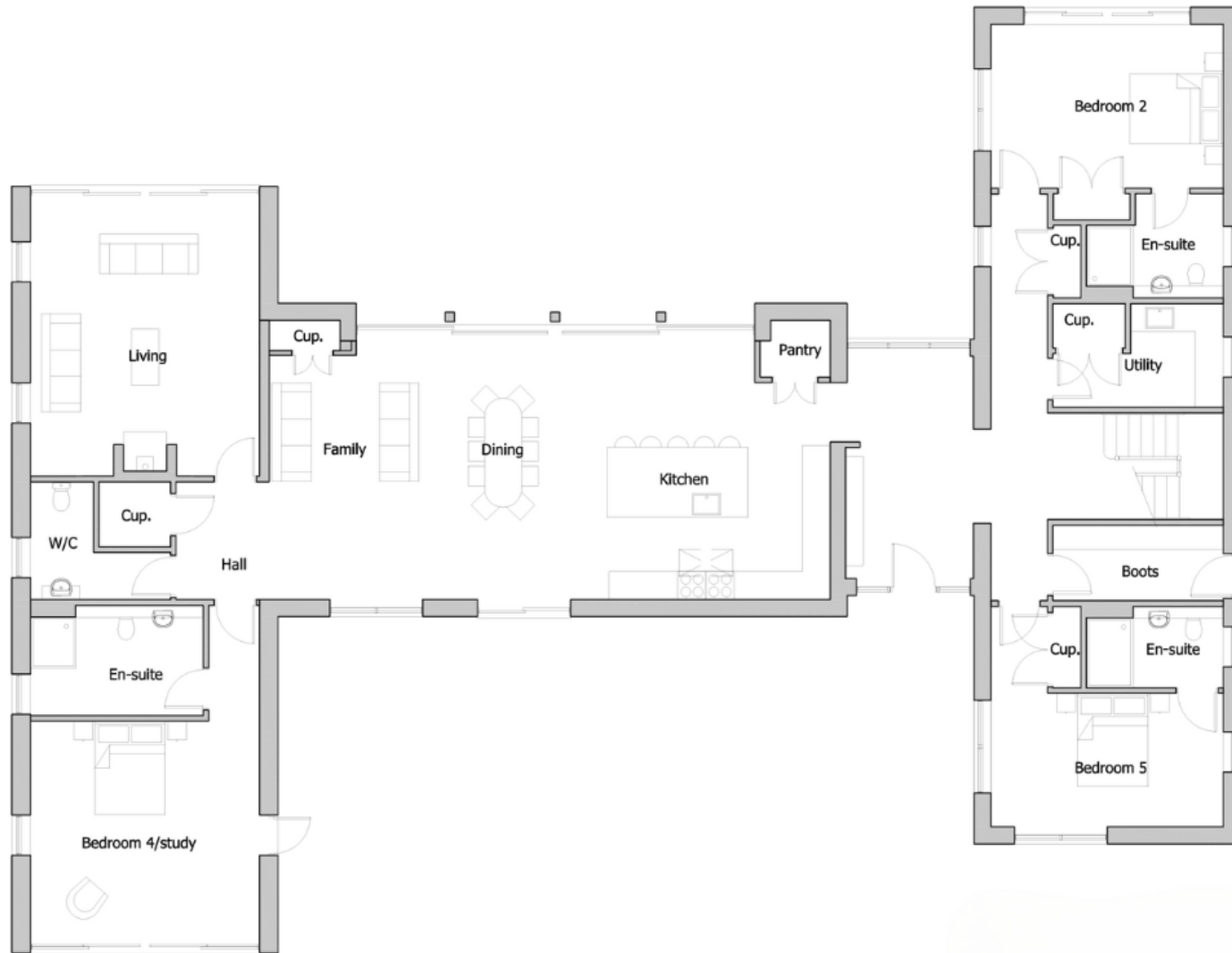
Services: Air Source Heat Pump, Solar Panels, Mains Water, Mains Drainage, EV Charging Point, Underfloor Heating, Electricity and Telephone all subject to the usual utility regulations.

VIEWING

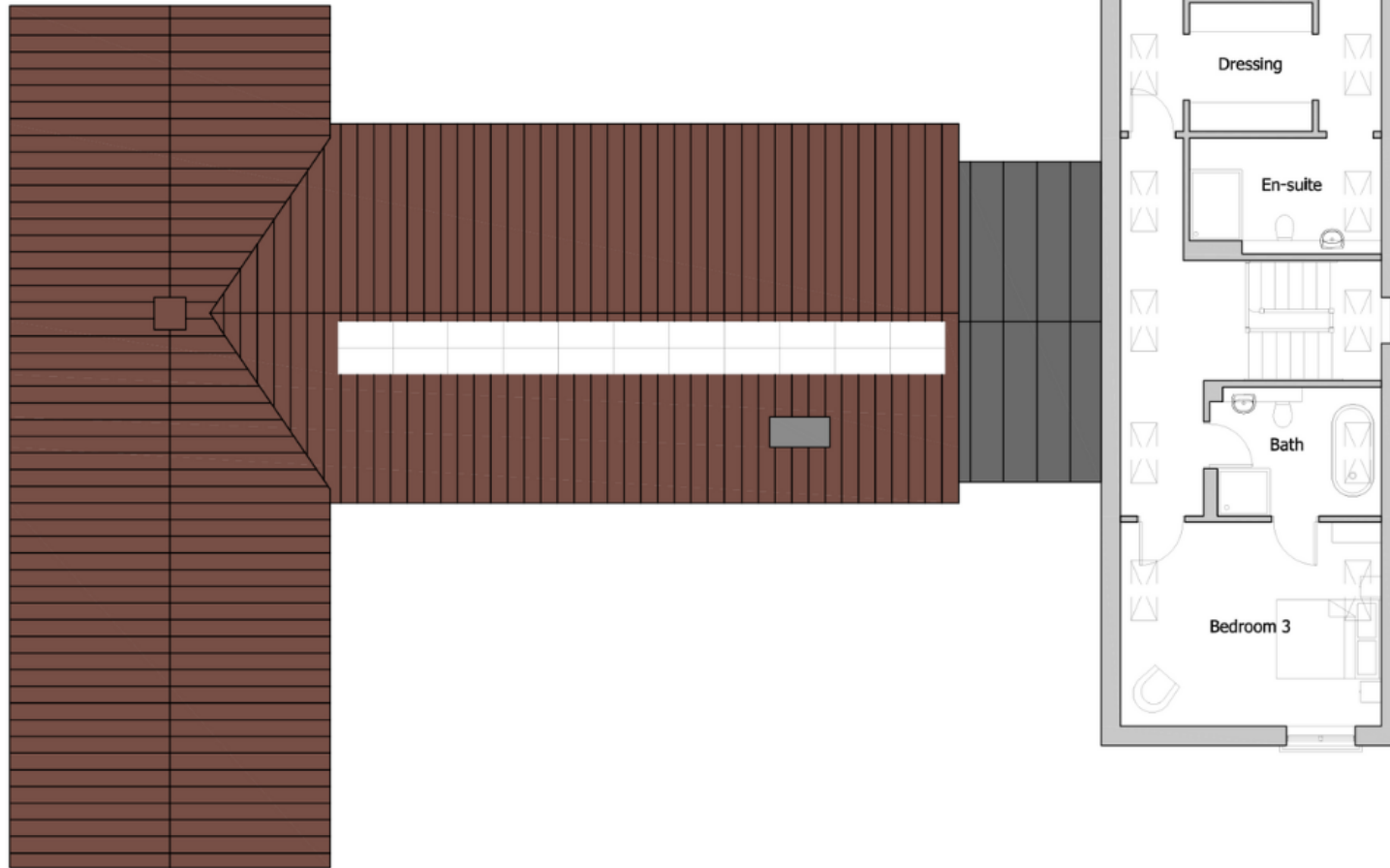
Strictly by appointment with the agents at
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Ground Floor Plan



First Floor Plan



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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.