



Copse Hill, Broad Oak, Sturminster Newton, DT10

Guide Price: £1,400,000

Freehold

Maple House

Copse Hill, Broad Oak, Sturminster
Newton, Dorset, DT10

 5  4  2  3,601 sq ft

Exceptional Contemporary New Build Home

Five Double Bedrooms

Bespoke Open-Plan Kitchen/Dining/Living Space

Three Vehicle Carport and Ample Driveway Parking

Set Within 1.5 Acres of Land

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ABOUT THE PROPERTY

As the first home completed within the exclusive Banbury Cross Development, Maple House is an exceptional contemporary country home extending to over 3,600 sq. ft, set within approximately 1.5 acres and constructed to an outstanding specification throughout. The property combines striking modern design with premium materials, including Marnhull stone elevations, UK cedar cladding and Spanish slate roofing, creating a home of impressive quality and architectural presence. Offering five double bedrooms, expansive open-plan living, extensive parking and a three-bay carport, the property has been thoughtfully designed for modern family living. Enjoying a peaceful rural setting, the property also incorporates advanced energy-efficient technology including solar panels with battery storage and an air source heat pump.





GROUND FLOOR

A spacious entrance hall creates an impressive first impression, featuring porcelain wood-effect flooring continuing throughout the ground floor, and a contemporary oak-and-glass staircase. A cloakroom with WC and basin sits off the hall, alongside integrated alarm, intercom and gate controls. To the front of the property, a snug provides a cosy reception space with dual-aspect windows and a log burner forming an attractive focal point. The heart of the home is the stunning open-plan kitchen/dining/living space, designed for modern family living and entertaining. Large sliding doors open onto the patio, seamlessly connecting indoor and outdoor spaces. The bespoke kitchen is finished with sage green cabinetry, Quartz worktops and a substantial island incorporating a copper sink with Quooker tap. Premium appliances include a Spillers AGA, three Miele eye-level ovens, full height Miele fridge and freezer, integrated dishwasher and Miele extractor. Beyond the kitchen, a rear hallway provides access to the utility room, guest suite and covered walkway to the carport, with plumbing in place for a dog wash or sink. The utility room offers appliance space and houses the property's solar battery storage, CCTV controls, water softener and data systems.

FIRST FLOOR

The first floor continues the homes impressive specification, with soft carpeting throughout and electric Velux windows drawing natural light into the landing. The principal suite is a luxurious space with vaulted ceilings, inverted dormer windows and a dedicated dressing room. The ensuite has been stylishly designed with a walk-in shower, vanity basin and WC all with contemporary black accents. Bedroom two is another generous double with vaulted ceilings, dual-aspect windows and a stylish ensuite shower room finished with marble-effect tiling. Bedrooms three and four are both comfortable double rooms, with bedroom three enjoying beautiful countryside views and bedroom four benefitting from built-in storage. Completing the first-floor accommodation, the family bathroom is finished to an exceptional standard, featuring a bath, large shower with rainfall and hand attachments, built-in vanity and WC unit, dark marble-effect tiling, matte black heated towel rail and a vaulted ceiling with Velux window.



GUEST SUITE

Positioned separately from the principal accommodation, the sitting room provides a highly versatile additional reception area and could equally serve as a games room, family room or guest suite sitting area. Stairs rise from here to a private guest bedroom. The guest suite itself enjoys vaulted ceilings with Velux windows, fitted storage and a beautifully appointed ensuite featuring a rainfall shower, WC and basin with contemporary finishes.

OFFICE

Alongside the carport, an external staircase rises to a substantial office space with Velux windows and electric heating, offering excellent flexibility for home working, social or leisure use.

ADDITIONAL INFORMATION

The property has been finished to an exceptional specification and benefits from underfloor heating throughout, triple-glazed timber windows with aluminium external cladding, CAT 5 cabling, comprehensive Wi-Fi coverage, an alarm system, intercom entry system and electric gates.

Sustainability features include a 9kW solar panel system with 10kW battery storage, an air source heat pump, sewage treatment plant, water softener and Wessex Internet availability.

The property includes a bespoke kitchen, solid oak internal doors and oak staircase. External finishes comprise UK cedar wood cladding, Marnhull stone elevations, a Spanish slate roof and a Dorset gravel driveway.





OUTSIDE

Electric gates open onto an extensive Dorset gravel driveway providing parking for numerous vehicles alongside a covered three-bay carport. A substantial patio extends across the front elevation, creating a superb entertaining space and seamlessly connecting with the principal living accommodation.

The grounds extend to approximately 1.5 acres and have been thoughtfully arranged with raised lawns, enclosed paddock land and established planting. A hardstanding area already benefits from water, drainage and electricity connections, together with planning permission for stables and a tack room, presenting excellent equestrian potential. The existing planning could offer flexibility for alternative structures, subject to obtaining any necessary planning permissions and consents. Silver birch trees frame the rear boundary while mature hedging and attractive brick walling create a wonderful sense of privacy and enclosure.

LOCATION

Maple House enjoys a peaceful rural setting within the Dorset countryside, positioned between the sought-after market town of Sturminster Newton and the historic hamlet of Fiddleford in the heart of the Blackmore Vale. Surrounded by rolling farmland and attractive countryside, the area offers an enviable balance of tranquillity and accessibility. Nearby Sturminster Newton provides a good range of everyday amenities including independent shops, supermarkets, cafes, public houses and well-regarded schooling, whilst the neighbouring towns of Stalbridge, Blandford Forum and Sherborne offer a wider selection of services and leisure facilities. The surrounding countryside is ideal for walking, cycling and outdoor pursuits, with numerous footpaths and bridleways nearby. The property is well placed for road connections via the A357 and A350, with the A303 accessible to the north providing routes towards London and the Southwest. Mainline rail services are available from Sherborne, Gillingham and Templecombe, offering direct links to London Waterloo.

Score	Energy rating	Current	Potential
92+	A	105 A	116 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: G

Local Authority: Dorset

Services: Solar Panels and Battery Storage, Air Source Heat Pump, Underfloor Heating, Mains Water, Sewage Treatment Plant, Alarm System, Intercom, CCTV, Electricity and Wessex Internet all subject to the usual utility regulations.

Broadband & Mobile: Coverage for this property can be checked at: www.ofcom.org.uk/phones-and-broadband

Flood Check: www.gov.uk/check-flooding

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence cannot confirm that they are in working order.

VIEWING

Strictly by appointment with the agents at KingsLand Property.

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Email:

sales@kingslandproperty.com

What3Words:///discrepancy.scooters.junction



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Denotes restricted
head height

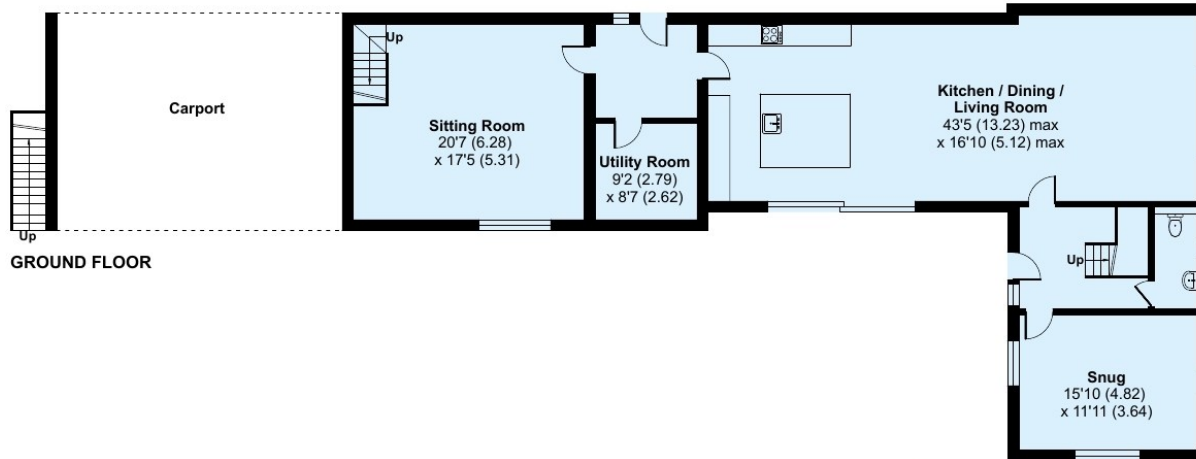
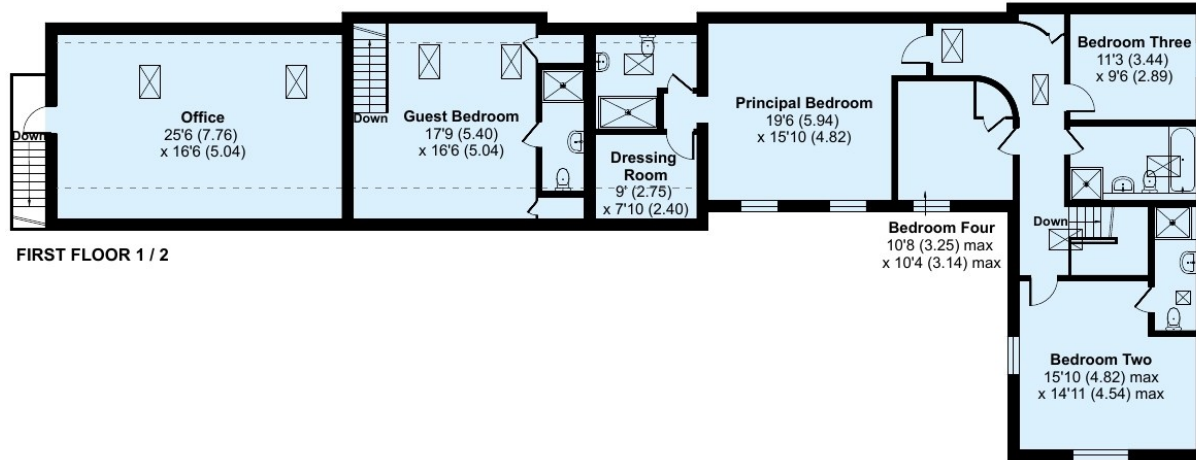
Approximate Area = 3064 sq ft / 284.6 sq m(excludes carport)

Limited Use Area(s) = 206 sq ft / 19.1 sq m

Outbuilding = 331 sq ft / 30.7 sq m

Total = 3601 sq ft / 334.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1467022





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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.