

Harefield Farmhouse, East Orchard, Dorset

 Blue
Book.







* Artist's artistic illustration

Preface



The House

Hall and wide stairwell | Open-plan kitchen with dining and sitting room | Drawing room | Family sitting room | Boot room | Utility room | Larder | Plant room | Downstairs cloakroom loo

Principal bedroom with adjoining dressing room and bathroom | Further bedroom with adjoining bathroom | Three additional bedrooms | Family bathroom | Opportunity to create a second floor with generous ceiling height under permitted development

Garden and Grounds

The plot extends to 7.68 acres in total | Predominantly parkland with mown grass paths | Formal lawn, box borders and terrace surrounding the house | Far-reaching, undulating views | Gravelled drive to ample parking | Opportunity for further landscaping and garden design, including a swimming pool under permitted development | Planning permission for new carport/annex

For Sale - Freehold

Approximate total gross internal floor area:
443sq.m. (4,777 sq.ft.) approx.

INTRODUCING

Harefield Farmhouse

A quietly magnificent new country house, Harefield Farmhouse is the work of Richmond Bell Architects – a design that blends Georgian proportions with contemporary elements to create a home of rare character and integrity.

Completed in 2023, the house sits naturally in its landscape, surrounded by 7.68 acres of Dorset parkland with far-reaching views towards Hambledon Hill.

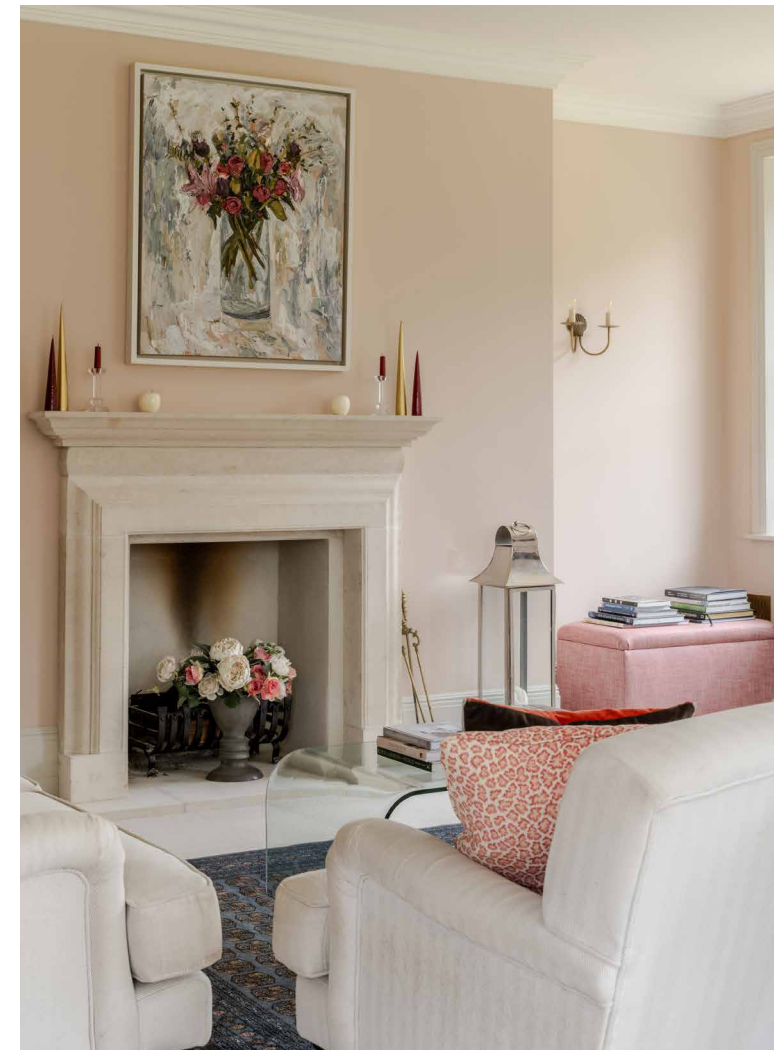
Completed in 2023, the house sits naturally in its landscape, surrounded by 7.68 acres of Dorset parkland with far-reaching views towards Hambledon Hill. Harefield Farmhouse extends to 4,777 sq ft and balances classical Georgian rhythm with modern light and space. The house is built from locally quarried Marnhull stone with timber cladding and an elegant iron and lead roofed porch marking the entrance. A thoughtful mix of natural materials and different window styles – traditional timber sash and Crittall alongside contemporary frameless glass – gives the architecture both depth and variety. The result is a timeless country house, at once rooted in tradition and refreshingly modern.





Inside, a wide flagstone hall forms the heart of the house, from which all the high-ceilinged rooms flow effortlessly. The 38ft kitchen, dining and sitting room is the natural hub of family life, with flagstone floors and frameless corner glazing that dissolves the boundary between house and garden. Both this space and the large drawing room – with its triple aspect, elegant stone chimneypiece, and more formal atmosphere – open directly onto the south-west facing terrace via crittall French windows. A further family sitting room, currently used as a games room, adds flexibility to the ground floor.





Designed for the realities of country and family life, a large open-plan boot and utility room with its own secondary entrance provides essential space for dogs, coats and muddy boots. Upstairs, five well-proportioned bedrooms and three bathrooms

(two adjoining) include a principal bedroom with dressing room and adjoining bathroom. The roof has been engineered for future conversion, with services in place, offering scope for an additional 1,500 sq ft with dormer windows under permitted development.





Owner and Architect's vision

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When we set out to build the Dorset vernacular, while timber Harefield Farmhouse, our cladding and large windows open the aim was to create a home for home to the views and light. Every our family that sits naturally in its aspect of the house, from its placement to its materials, has been chosen to landscape, is kind to the environment, to its materials, has been chosen to and exists in harmony with the wildlife feel connected to the surrounding land. that has always lived here – from barn owls and kestrels to deer and hares. For us, Harefield Farmhouse represents a commitment to sustainability, self-sufficiency, and a deep respect for the place we call home.

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Gardens and Grounds

Harefield Farmhouse sits within 7.68 acres of its own land, surrounded by Dorset's celebrated undulating countryside. The grounds are predominantly laid to parkland, with mown grass paths that meander through the landscape, while formal lawns and clipped box

borders frame the house itself. On the southwest side, a flagstone terrace extends directly from the kitchen and drawing room via French windows – the perfect setting for summer entertaining, with views stretching across the valley to Hambledon Hill.



The current owners have been passionately renaturing the land, introducing meadow grasses and new hedgerows to encourage biodiversity and deepen the connection between home and landscape. The plot also offers scope for further landscaping. Additional terracing, more intricate planting schemes, or even the creation of a swimming pool are all possible under permitted development, allowing the next custodian to shape the grounds to their vision.





Sustainability and Technology

Harefield Farmhouse is off-grid, powered by solar panels, batteries, and an air-source heat pump, combining minimal running costs with a low environmental impact. A 25 KW land-mounted solar array supplies electricity to the property, stored in a battery system that also powers the heating. During periods of low winter sunlight, a back-up generator ensures the batteries remain charged, giving the house complete resilience and energy security. The system has been designed with both efficiency and aesthetics in mind: the solar array is discreetly positioned out of view from the house, ensuring it has minimal visual impact on the landscape. Combined with smart heating, Lutron lighting, and

a full security system, Harefield Farmhouse achieves an impressive A-rated EPC while offering the convenience of modern technology.

Although the house could be connected to the mains grid if desired, the current off-grid system provides such reliable independence and low running costs that there seems little reason one would wish to do so.

In keeping with this ethos, the owners have been actively renaturing the land. Meadow grasses, hedgerows, and wildlife-friendly planting are being established around the house, creating a biodiverse environment where flora and fauna can thrive.

LIVING IN

North Dorset

Shaftesbury 5 miles; Blandford Forum 11 miles;
Gillingham Railway Station 8.5 miles (direct trains to
London Waterloo from 2 hours);
Salisbury 25 miles; Bath 38 miles;
Southampton Airport 46 miles; The Newt 19 miles
(All distances and times are approximate)

Harefield Farmhouse enjoys a glorious rural setting in the heart of Dorset's undulating countryside, with sweeping views across rolling chalk countryside. The pretty Saxon hilltop town of Shaftesbury is just 5 miles away, offering boutique shops, independent cafés, restaurants, and supermarkets. To the south lies the Georgian market town of Blandford Forum, while Gillingham to the north provides a Waitrose and a mainline station with direct services to London Waterloo in around two hours.

This corner of Dorset is famed for its walking, riding, and rich natural landscape. Footpaths and bridleways lead directly from the house into some of the county's most spectacular scenery, including Fontmell and Melbury Downs within the Cranborne Chase National Landscape. The renowned pub The Fontmell is also within easy reach – a perfect spot for relaxed country dining. An increasing pull for many visitors to the area is The Newt in Somerset, which is only 19 miles away, as is the thriving arts and cultural centre at Bruton.

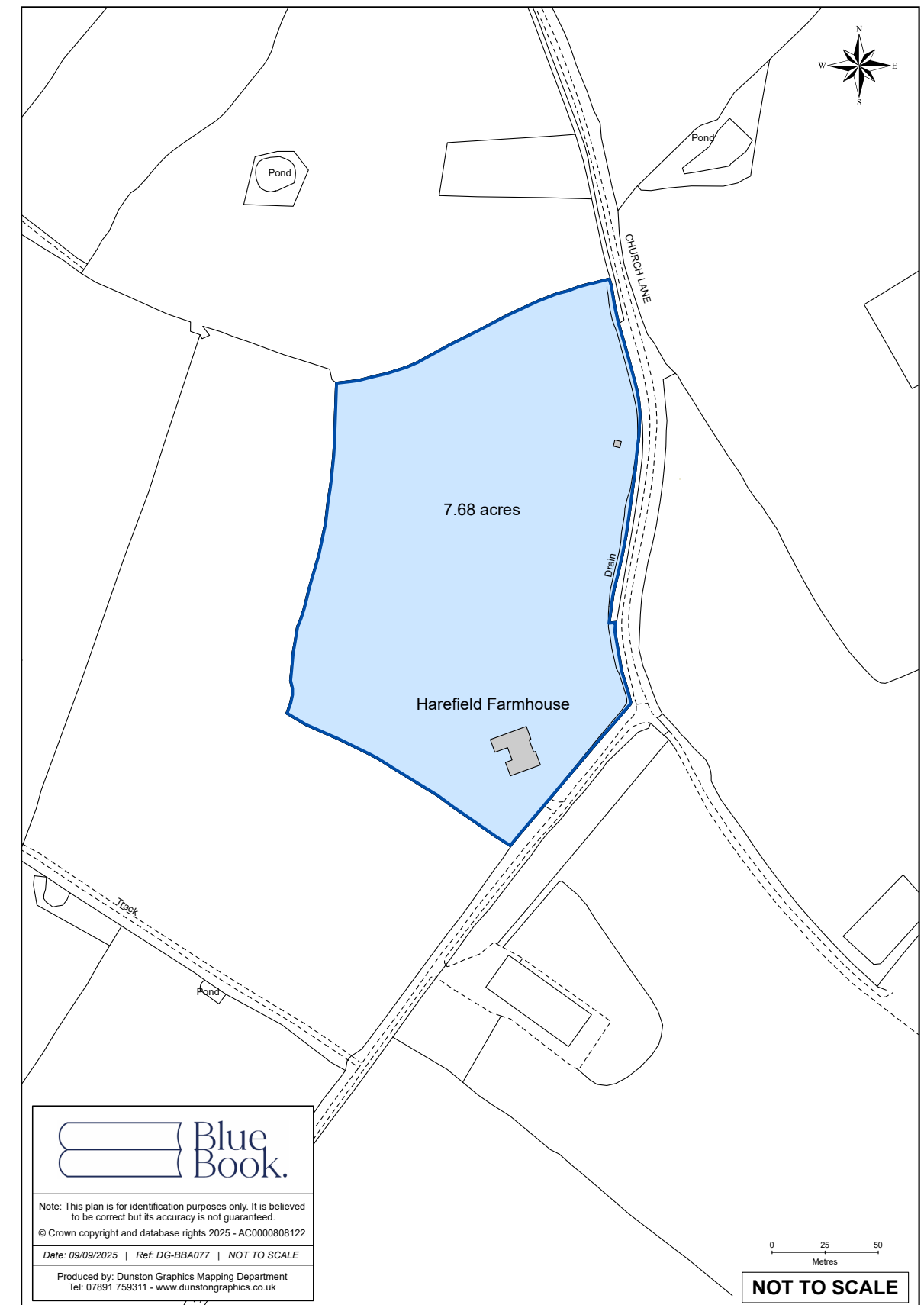
Schools

The area is particularly well served by excellent schools. Local options include Shaftesbury School, while independent and preparatory choices abound: Port Regis, Sandroyd, Clayesmore, Hanford,

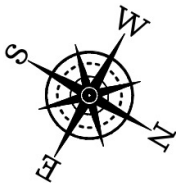
Bryanston, Hazelgrove, Sherborne, Canford, Bruton and Marlborough. In Salisbury, Bishops Wordsworth's and South Wilts Grammar Schools provide further highly regarded options.

Transport

Road connections are excellent, Gillingham station is just over 8 miles away, with direct trains south nearby, linking to the south coast and the A303 for approximately 2 hours. London Waterloo from London and the West Country.

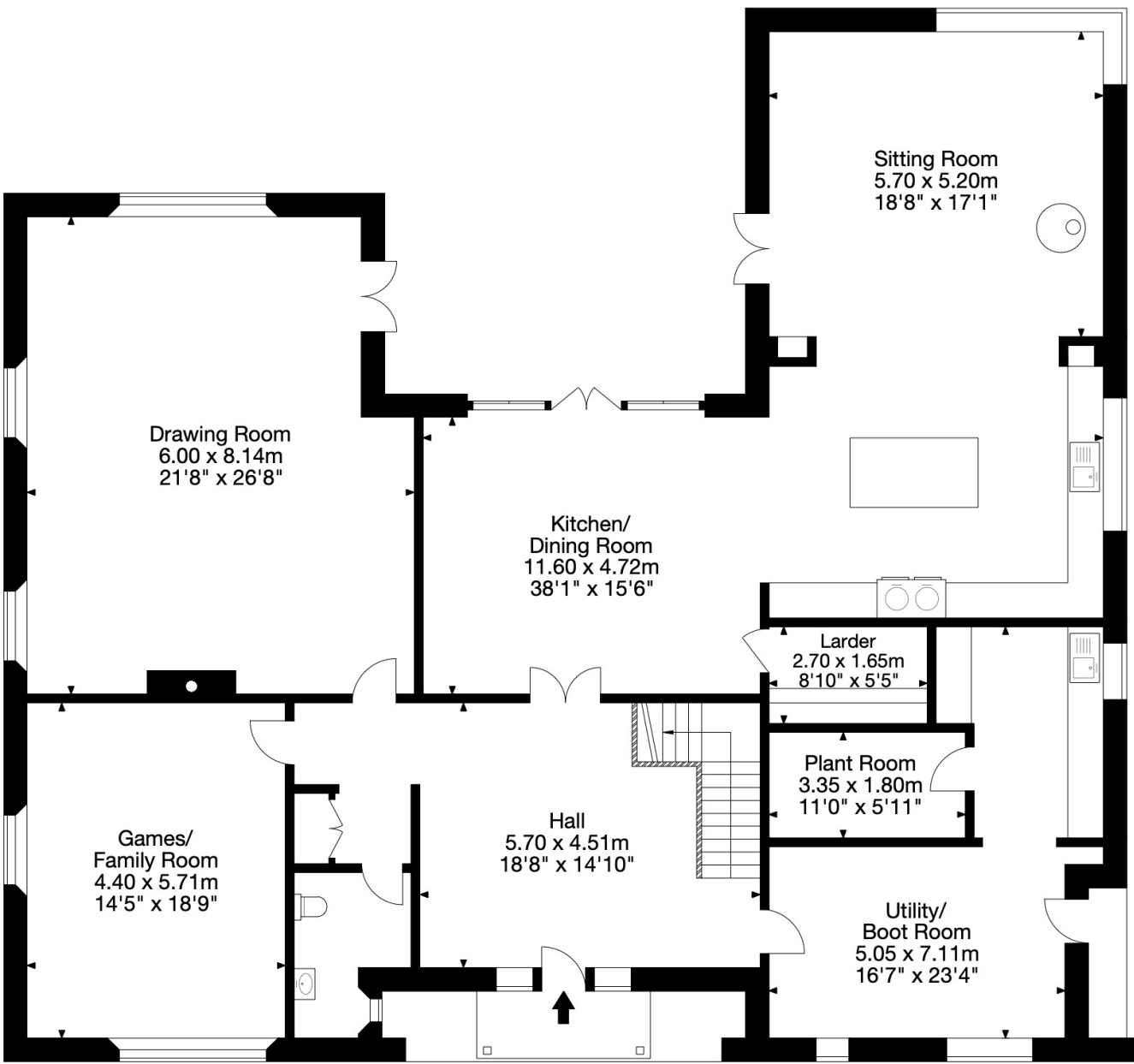


Harefield Farmhouse, Church Lane, East Orchard, Shaftesbury SP7 0LP
Gross Internal Area (Approx.)
Total Area = 443 sq m / 4,777 sq ft

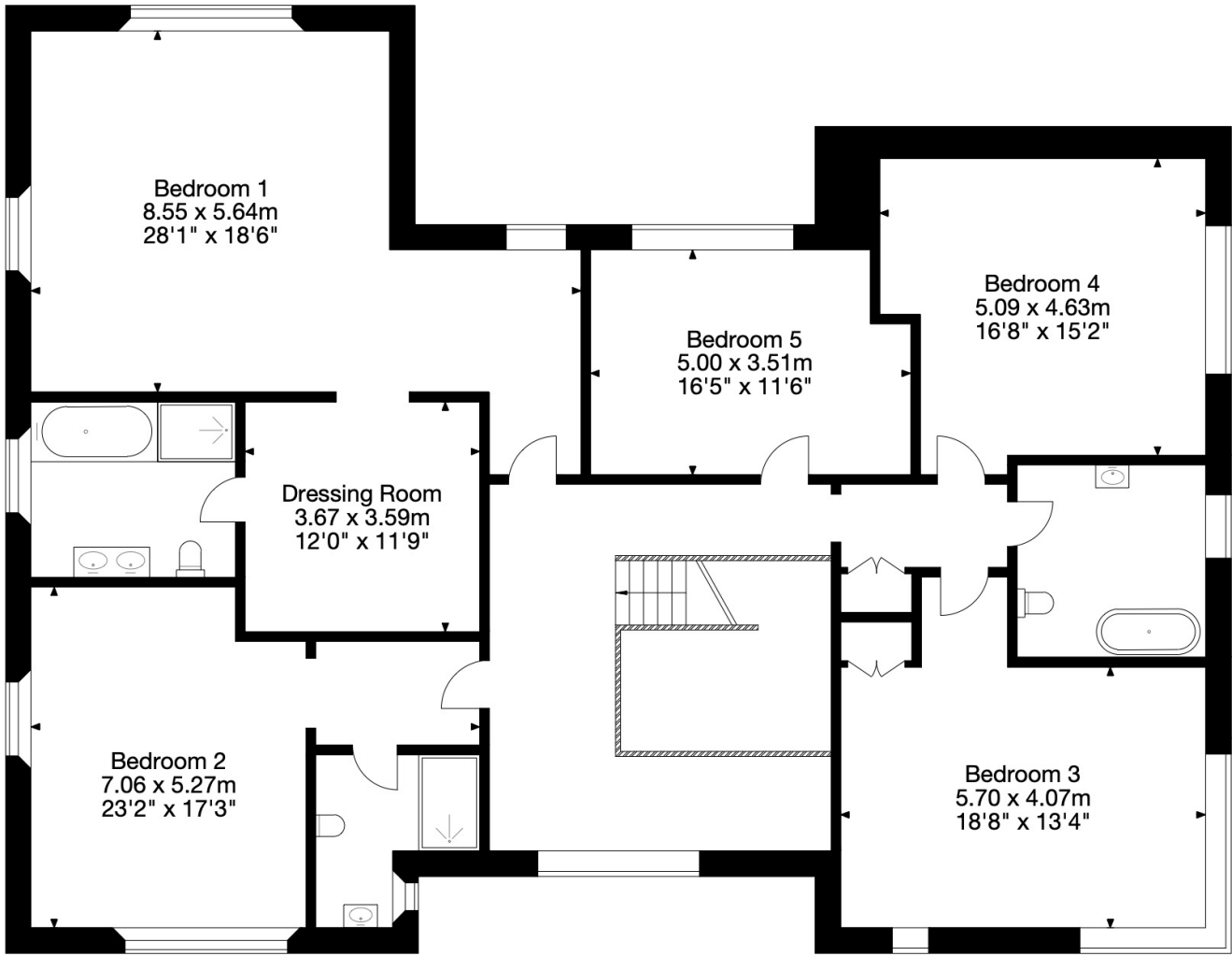


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Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.

Capture.



Ground Floor



First Floor

Services: Mains and private water supply. Private drainage. Electricity via solar panels with battery storage. Heating via air-source heat pump and battery system. Wessex Fibre broadband.

Fixture and Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments are specifically excluded but may be available by separate negotiation.

Viewings: All viewings must be made strictly by appointment only through the vendors agents.

Tenure: Freehold

Local Authorities: Dorset Council (tel. 01305 221000)

EPC: A

Council Tax Band: G

Postcode: SP7 0LP

What3Words: ///gain.broth.airbase



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Photographs and details prepared in 2025.







*CGI of potential landscape.

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