

# THE MODERN HOUSE



*East Stour, Dorset*  
*£2,600,000 Freehold*

## The Common

With impressive eco-credentials and extraordinary energy efficiency, this five-bedroom modern house is set in a quiet north Dorset hamlet, 30 minutes' drive south of Bruton. Voluminous living spaces extend to over 4,120 sq ft, with expansive glazing bringing in brilliant natural light and framing views over five and a half acres of gardens and wildflower meadows. For those who relish rural living, the area is perfect for walking, cycling, and golf, and the popular local farm shop and two well-loved village pubs are within easy walking distance. City connections are also straightforward, with direct services from nearby Gillingham to London Waterloo in around two hours.

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### *Environmental Performance*

Built in late 2020 to the designs of architect Theo Green, the mechanics of the house have been recently upgraded to ensure optimal environmental performance. The integration of a sophisticated Loxone smart home system enables highly nuanced management of energy, lighting and shading, heating and cooling, audio, and security. A photovoltaic array and an air source heat pump supply heating and hot water, and an MVHR and heat exchange ensure excellent ventilation. Ethernet connections enable high-speed internet connections.

### *The Tour*

Set off a quiet country lane and occupying a low-lying, quiet plot, the contemporary modular façade creates a striking silhouette on the approach. The private gated driveway offers a generous provision of off-street parking, alongside two double garages.

The main entrance is on the northern side, leading into a central hallway connecting a series of thoughtfully designed living spaces. Perhaps the most impressive room is the open-plan dining area and kitchen, facing south to the gardens. High-quality materials and finishes have been selected with meticulous attention to detail, all perfectly in keeping with the architectural integrity of the building. A bank of full-height glazing invites a wonderful quality of natural light to filter in throughout the day and forms a powerful visual connection to the orchard and meadow.

Clean lines of joinery direct the layout of the contemporary kitchen, where appliances are neatly housed within bespoke cabinetry and the central island provides a sociable space for sharing food. A butler's kitchen, a wine store, and a separate pantry lie to one side.

Beyond this, in the far easterly wing, the living room has been carefully orientated to attract the warmth of the southerly light; a more intimate space for reading, music, or to quietly enjoy the changing views. On the opposite side of the ground floor is a snug dedicated to film, kitted out with a high-spec home cinema system. External access leads directly into the utility areas, ideal after long muddy walks or days in the garden.

The first-floor level is no less impressive. The wide upper walkway, connecting to the five bedrooms and their bathrooms, is extraordinarily light, thanks to a ribbon of skylights and a large picture window framing the sedum roof. The main bedroom is positioned on the south westerly side, with the bathtub strategically (yet privately) placed to soak up the perfect views. A dressing room lies to one side. The other four double bedrooms are wonderfully generous in size and finish, with careful consideration for comfort.



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### *Outside Space*

The environmentally conscious design follows through to the gardens, with around 300 mature trees, 60 newly planted trees and native hedges, and a two-and-a-half acre flower meadow which steals the show in spring and summer. Sweeping lawns are surrounded by herbaceous borders full of perennial plants attracting a diverse array of local wildlife. A series of productive and well-established raised beds offer plenty of space for growing vegetables, fruit, and flowers.

Terraces blend seamlessly with interior spaces, offering impeccable views and space to eat and entertain outside; the cantilevered roof provides shade and shelter when needed. There are also two double garages: one adjoins the house with electric charging points, and the other, set in an elevated position on the driveway.

### *The Area*

East Stour is a hamlet which lies in the Blackmore Vale, between East Stour and Shaftesbury. There are two popular pubs and a farm shop within easy walking distance, and the area is renowned for its extensive walking and cycling routes.

For daily amenities, Shaftesbury is around four miles east; a bustling town with plenty of independent and high street shops, coffee shops and restaurants. There is also a doctor's surgery, dentist, arts centre and a community hospital. There are several supermarkets within easy reach, including Waitrose.

East Stour is also within easy reach of Bruton's highlights: Hauser and Wirth, At the Chapel and Osip and The Newt in Somerset alongside Frome, Mells and Nunney, around 30-40 minutes drive north.

There are a number of highly regarded state and independent primary and secondary schools in the area, including St Mary's, Port Regis and Clayesmore. Connections to the capital are also good, with the mainline train station at Gillingham providing direct routes to London Waterloo in around two hours. Bath and Bristol can be reached in around 40-50 minutes by car.

Council Tax Band: G

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## About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.