

Hillview

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Hillview

Godmanstone, Dorchester, Dorset, DT2 7AH

A contemporary detached home with modern energy efficient equipment, set within just under one acre and enjoying spectacular far-reaching countryside views.

- Superb, energy efficient family home
- Approximately one acre plot
- Spacious reception rooms
- Air source heat pump, solar panels and storage battery
- CTB F | EPC A
- 2,393 SqFt of accommodation
- 3 double bedrooms. Master ensuite
- Double garage, greenhouse & outbuilding
- Forced ventilation/ heat recovery system. Sprinkler system
- Freehold

Guide Price £875,000

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SITUATION

Hillview occupies an enviable elevated position within the sought-after village of Godmanstone, enjoying breathtaking far-reaching views across the surrounding Dorset countryside. Tucked away in a peaceful setting, well back from the road and high above the river, the property offers a wonderful balance of privacy, tranquillity and accessibility. The nearby village of Cerne Abbas provides an excellent range of amenities including a village store, doctor's surgery, primary school, church, tea rooms and public houses. Surrounded by some of Dorset's most picturesque countryside, the area offers an abundance of walking, riding and outdoor pursuits. The Jurassic coast, county towns and main line train stations at Dorchester and Sherbourne are all within easy reach.

DESCRIPTION

Hillview is a striking contemporary home extending to approximately 2,098 sq ft and occupying a plot of around one acre.

Designed with its exceptional setting firmly in mind, the property maximises natural light and spectacular views through extensive glazing, large picture windows and a thoughtfully arranged layout. Oak flooring and matching internal doors create a cohesive finish throughout, while generous room proportions provide a wonderful sense of space.

The heart of the home is the impressive open-plan living accommodation, where reception rooms flow effortlessly together and open onto sun terraces, creating an ideal environment for modern family living and entertaining. The property combines practical day-to-day functionality with energy-efficient features and high-quality fittings throughout.

ACCOMMODATION

A welcoming entrance hall creates an immediate sense of arrival and features an attractive oak and glass staircase rising to the first floor. From here, the principal reception spaces unfold. The kitchen/family room is a bright and sociable space, fitted with an extensive range of bespoke units beneath granite and timber worktops. Integrated appliances include double ovens, induction hob, extractor hood, dishwasher and fridge/freezer. Sliding doors open directly onto the south-facing terrace, perfectly positioned to enjoy the views. The sitting room is an elegant reception space centred around a Contura wood-burning stove, with large windows and sliding doors framing the surrounding countryside. This room opens into the garden room, a triple-aspect space enjoying excellent natural light and direct access to a further terrace. A cloakroom, utility room and highly versatile work room complete the ground floor. The store/ hobby room offers excellent storage and hobby space whilst benefiting from external access as well as an internal connection to the garage and plant room which houses all the equipment for heating and ventilation.













On the first floor, the principal bedroom enjoys magnificent views and direct access onto a substantial roof terrace. The room is served by built-in wardrobes and a spacious en suite wet room. There are two further generous double bedrooms, both enjoying countryside outlooks, together with a well-appointed family bathroom and airing cupboard.

OUTSIDE

The property stands within grounds of approximately one acre, offering a wonderful degree of privacy and an outstanding rural backdrop. Immediately adjoining the house are generous terraced areas positioned to take full advantage of the sunny aspect and panoramic views, providing ideal spaces for outdoor dining and entertaining. The majority of the remaining land is gently rising and has been maintained as a natural area, complemented by a range of productive garden features including raised vegetable beds, a substantial fruit cage, greenhouse with power, potting shed and rainwater harvesting system.

The driveway provides extensive off-road parking and leads to the double garage with power, lighting and a remotely operated door.

SERVICES

Mains electricity, water and drainage Air source heat pump, forced ventilation/heat exchange, solar panels and battery storage. Sprinkler system.
Ofcom predicted broadband services - Standard, Superfast & Ultrafast available. Fibre to the property is connected.
Ofcom predicted mobile coverage (Variable) - EE, O2, Three and Vodafone.
Local Authority: Dorset Council. Areas of Outstanding Natural Beauty (England) Natural England: Dorset

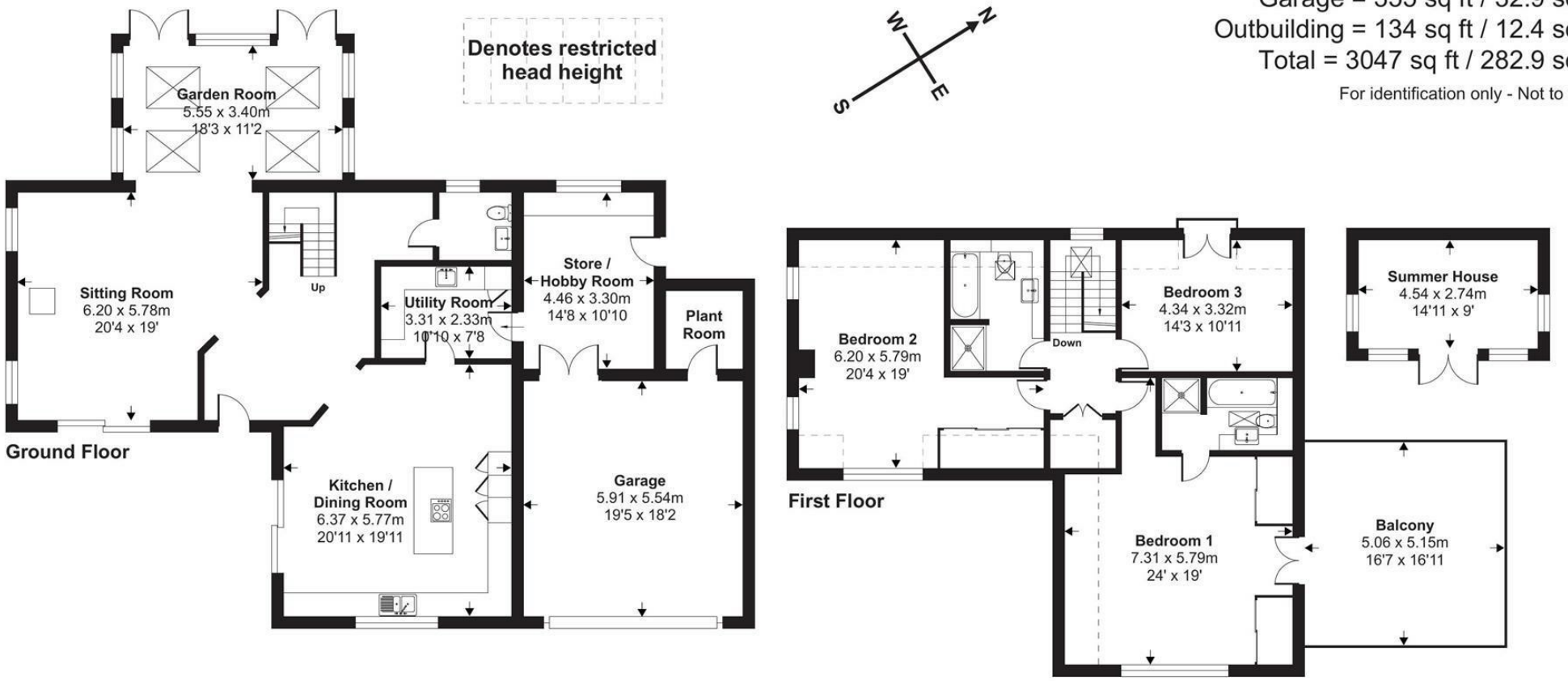
VIEWINGS

Strictly via Stags Estate Agents only.

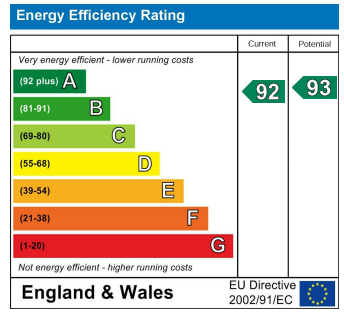
DIRECTIONS

What3Words:///reapply.proudest.question
Google Drop Pin: https://maps.app.goo.gl/bx6g44tDm1w6EM5q8

Approximate Area = 2393 sq ft / 222.3 sq m (excludes plant room)
Limited Use Area(s) = 165 sq ft / 15.3 sq m
Garage = 355 sq ft / 32.9 sq m
Outbuilding = 134 sq ft / 12.4 sq m
Total = 3047 sq ft / 282.9 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). ©nichecom 2026. Produced for Stags. REF: 1498301



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