

# Kings Green

Bourton, Dorset





# A handsome Edwardian country house set in about 6.5 acres on the edge of a village with potential to create a single storey annexe.

Zeals 0.2 mile, Mere 3.5 miles, Gillingham 4 miles (Waterloo 2 hours), Shaftesbury 8.5 miles  
Castle Cary station 12.5 miles (Paddington 90 minutes), Bath 25 miles, Bristol Airport 37 miles.  
(Distances and times approximate).



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## Summary of accommodation

### Main House

**Ground Floor:** Porch | Entrance hall | Inner hall | Cloakroom with separate WC & wine store | Drawing room  
Study | Dining room | Kitchen/breakfast room | Boot room | Pantry | Laundry & boiler room | Oil store  
Attached double garage

**First Floor:** Galleried landing | Principal bedroom | Shower room | Guest bedroom  
Three further double bedrooms | Family bathroom

**Second floor:** Landing | Sitting room/double bedroom with ensuite bathroom | Double bedroom

### Outbuildings, Garden and Grounds

Parking | L-shaped former stable block incorporating workshop, log store, party barn & machinery/garden store  
Garden | Folly | Paddock with field shelter | Woodland

**In all about 6.5 acres (2.63 hectares)**



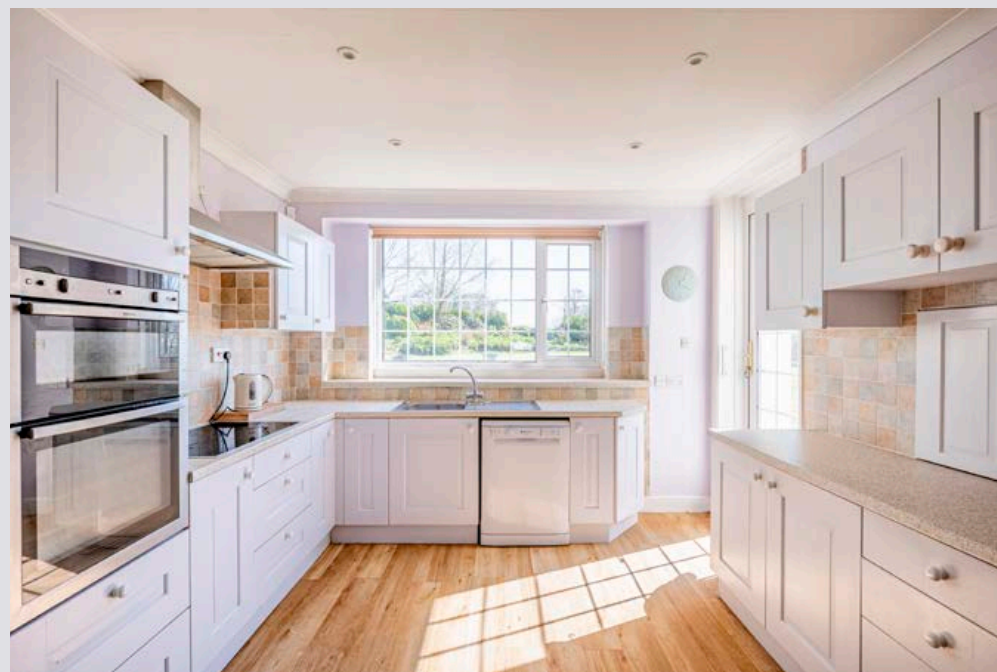
## Situation

Kings Green is situated on the edge of the village of Bourton, which adjoins an Area of Outstanding Natural Beauty and is at the northernmost point of Dorset. The village is a vibrant community and is also juxtaposed next to the village of Zeals. Between them the two villages have two parish churches, two pubs (the popular White Lion Inn is within easy walking distance), 2 post offices, a petrol station with a Spar convenience store and a doctor's surgery (see [www.bourtondorset.org](http://www.bourtondorset.org)). Mere and Gillingham between them have a good range of shops covering most day to day requirements including dental and veterinary surgeries, along with a Waitrose supermarket.

The village is also well positioned for transport links. The A303 is easily accessible just outside the village, Gillingham and Castle Cary stations offer direct services to Waterloo (2 hours) and Paddington (90 minutes) respectively and Bristol Airport is about an hour's drive away.

The local area also offers an abundance of good schools from both the state and independent sectors. These include Port Regis, the Bruton schools, All Hallows, Clayesmore, Hazelgrove and the Sherborne schools from the independent sector, which are all within a 15-mile radius.





## Kings Green

Kings Green has a lovely and quite private setting about 130 yards away from the western edge of the village, set in the lee of a hill so that the village is out of sight, with nearly all its rooms facing south east or south west. Thought to have been built in the Edwardian era, it has a rendered and painted exterior with stone mullion windows under a clay tile roof. Inside it has well laid out and generously sized rooms with tall ceilings and appears to have been well looked after over the years, having had the same owner since 1976 and is currently well presented. It is also unlisted retaining many original fittings including several fireplaces, tiled and timber floors and window seats.

The ground floor encompasses three good-sized reception rooms. The drawing room was originally two panelled rooms divided by a set of folding doors. These were removed at some point creating a permanent, single room. It could therefore be easily dividable again by fitting a new set of doors if desired. The panelling, once dark-stained, is now painted white thereby making the room wonderfully light and airy. The fully fitted kitchen looks out over the grounds as well and is equipped with electric, built-in appliances, a door to the terrace and a walk-in larder.

The first floor has five generous double bedrooms off a centrally positioned, galleried landing and there are two further bedrooms within the roof space that could serve as a flat for a teenager/nanny.





## Outside

Kings Green has six and a half acres of grounds adjacent to a little used lane, with gravelled parking immediately beside the house and its attached double garage. The garden is a good size, extending out from the house on three sides, with paved terracing on two sides of the house plus a further terrace below the house alongside a stone-built folly. Beyond the house is a south-facing, sloping paddock with a copse in one corner, a field shelter and vehicle access onto the lane. Above the house is an L-shaped former stable block with potential as an annexe that now incorporates a party barn, workshop, log store and machinery store.

## Property Information

**Tenure:** Freehold

**Services:** Mains water, electricity & drainage.  
Oil-fired central heating.

**Local Authority:** Dorset Council ([www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk))

**Council Tax:** Band G

**EPC:** F

**Directions:** SP8 5AX / What3Words: ///shoelaces.unions.headstone. Approaching via the A303, exit at the Frome/B3092 turn-off. At the end of the slip-road turn right onto the B3092 towards Zeals. After 250 yards and shortly after passing under the A303 turn left towards Zeals. Continue for three quarters of a mile passing through Zeals and then turn right at a crossroads onto High Street. Passing The White Lion pub on the left continue for about a quarter of a mile and then turn left onto Forge Lane. Drive for another quarter mile and then turn left onto Factory Lane. The property will be found on the left after about 140 yards.

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



#### Approximate Gross Internal Floor Area

Main House: 382 sq m / 4,111 sq ft

Garage: 162 sq m / 1,743 sq ft

Outbuilding: 57 sq m / 613 sq ft

Total Area: 601 sq m / 6,467 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2025. Photographs and videos dated April 2025.

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