



Symonds  
& Sampson

# Rookside

Church Hill, Buckhorn Weston, Gillingham, Dorset



# Rookside

Church Hill  
Buckhorn Weston  
Gillingham  
Dorset SP8 5HS

A large detached family house, built from traditional stone some 20 years ago, in a good village, with its own land, including a pond and stables of approximately 3.42 acres in all.



- 5 Bedroom, detached, Eco-Friendly house
- Land of approximately 3.42 acres and 2 stables
- Geothermal supplying underfloor heating throughout
  - Edge of village location
  - Stunning views

Guide Price £850,000

Freehold

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## THE DWELLING

Rookside is a well presented and spacious detached house atop Buckhorn Weston. Built some 20 years ago, it offers many an Eco feature, a brilliant family kitchen / sitting / dining room the full width of the rear of the house. A formal sitting room has an open Jetmaster fireplace. There is a highly practical, large utility / boot room with a door to the side of the house.

The first floor has four comfortable sized bedrooms with a vast top floor bedroom suite.

Without doubt the combination of a house with its own land accessed direct from the house is highly enticing. The stables are situated a little down the hill thereby giving unrestricted views over the vale to the South East. Beyond the stables is a nature area with a spring fed pond. Further land has been acquired recently bringing it back into Rookside's ownership.

## ACCOMMODATION

See Floor Plan. Includes House & Stables. Paddocks. In all 3.42 acres.

## OUTSIDE

Without doubt the combination of a house with its own land and stables offer much together. The property is approached from Weston Hill onto a drive leading to a five-bar gate. The garden is to the rear of the property along with vehicular parking and a track accessing the paddocks and stables beyond. There are two stables with mains electricity and water supply (water harvesting system) and a covered storage / workshop and feed area. In addition, there is a natural pond supplied by a spring and a wildlife area with Great Crested Newts. The land is currently pasture in enclosed paddocks with post and rail fencing.

## SITUATION

Buckhorn Weston is a delightful North Dorset village very close to the Somerset border and within 3 miles of Gillingham and about 4 miles from Wincanton. The village has a well-regarded pub and church. The towns of Gillingham and Wincanton have a wide range of shops and services for everyday needs with Waitrose in Gillingham and a large Morrisons in Wincanton. The A303 is about 4 miles and A30 is about 2 miles away giving excellent road access to London and the West Country.

## DIRECTIONS

What3Words///uppermost.talking.booklet

## SERVICES

The property has Geo thermal heating, heat ventilation recovery unit and a water harvesting system. Underfloor heating and wooden double glazing throughout. Mains drainage and mains water are also connected.

## MATERIAL INFORMATION

Standard, superfast, & ultrafast broadband is available.

Mobile phone network coverage is limited inside and likely outside (Information from Ofcom <https://www.ofcom.org.uk>)

Council Tax Band: F

Restrictive Covenants TBC

Agent's Note: The neighbour has a right of way over the first small part of the drive to access their property.

Rights of Way: Footpaths through paddocks to the left of the property; out of sight of the house.





# Church Hill, Buckhorn Weston, Gillingham

Approximate Area = 2699 sq ft / 250.7 sq m

Limited Use Area(s) = 73 sq ft / 6.7 sq m

Outbuildings = 789 sq ft / 73.3 sq m

Total = 3561 sq ft / 330.8 sq m

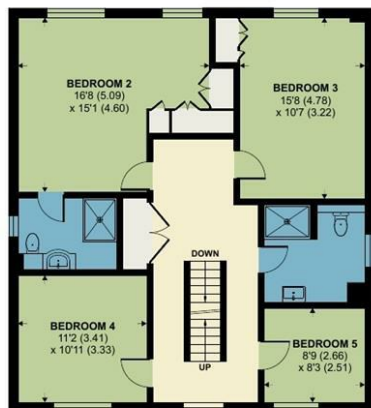
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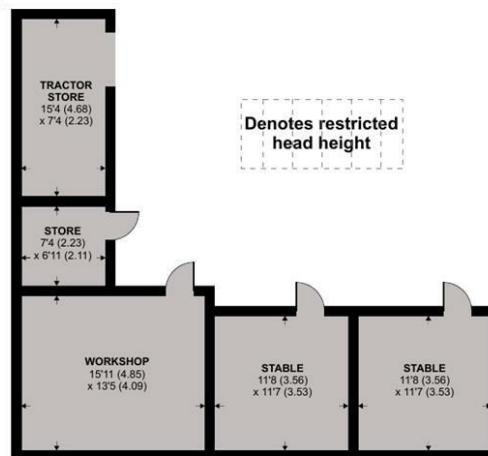
OUTBUILDING 2



GROUND FLOOR



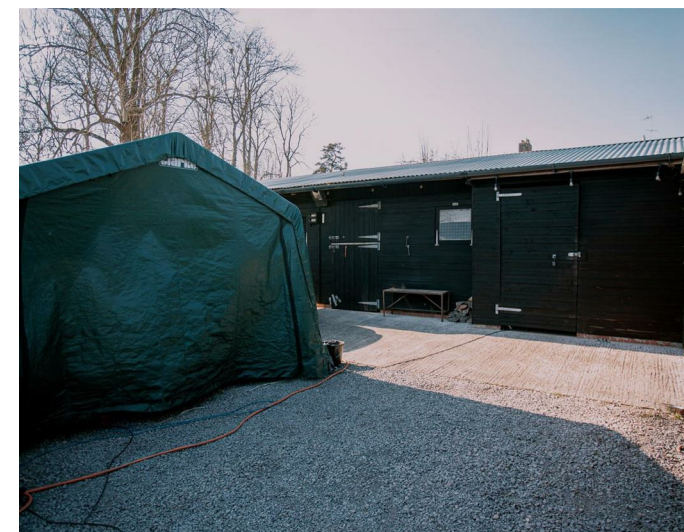
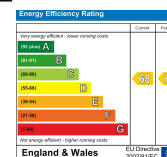
FIRST FLOOR



OUTBUILDING 1 / 3 / 4 / 5 / 6



SECOND FLOOR



WT April 2025



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