



**Bowridge Hill Farm • Gillingham • Dorset**

**A quintessential Dorset farmhouse with a fabulous range of outbuildings offering potential and pasture land, in total 76.94 acres**

**Lot 1 – Farmhouse & Buildings in 4.13 acres**

**Lot 2 – 72.81 acres of Pasture Land**



# Bowridge Hill Farm

Bowridge Hill, Gillingham, Dorset SP8 5QS

Gillingham 1.5 miles (London Waterloo from 2 hours), Shaftesbury 6 miles, Salisbury 28 miles

- An 18<sup>th</sup> Century traditional Dorset farmhouse (not listed) with panoramic views
- Completely refurbished and extended in 2010
- Farmhouse kitchen, 2 reception rooms with character features, sun room, master bedroom suite, 3 further bedrooms, bathroom
- Stunning stone barn with potential
- Useful range of farm buildings
- Rural yet accessible location
- Lot 1 – Farmhouse in 4.13 acres
- **Guide Price: £1,250,000**
- Lot 1 available with more land subject to negotiation
- Lot 2 – Pasture land 72.81 acres
- **Guide Price: £800,000**

Freehold For Sale by Private Treaty



Sturminster Newton Office

Tel: 01258 472244





### Situation

The property sits in a stunning elevated position, enjoying far reaching views over Gillingham and the Blackmore Vale, as far as Hardy's monument in South Dorset and the Mere Downs in Wiltshire.

Bowridge Hill is a small cluster of houses and farms on a quiet country lane to the north of Gillingham town. The town boasts a full range of facilities, including supermarkets, a leisure centre and a highly regarded secondary school. Communication links are excellent, with a mainline railway station, the A303 4 miles away, regional airports at Bournemouth and Bristol and Henstridge airfield 8 miles away for private aviation.

The area is renowned for its private schools which include Port Regis, Sandroyd, Clayesmore, Kings Bruton, Bryanston and the Sherborne Schools. Retail and recreation in Salisbury and Bath both within a 45-minute drive and the Dorset Jurassic coast within an hour. Golf courses at Rushmore Park and Wincanton, three horse racing courses nearby and the Theatre Royal in Bath.

**What3words:** eternity.sharpens.cropping

### The Farmhouse

Dating from 1722, this traditional Dorset Farmhouse is constructed of local stone elevations under a tiled roof and offers spacious and well-proportioned rooms extending to over 2500 sq.ft and boasting a wealth of character features including a greenstone fireplace, flagstone floors and exposed beams.

The farmhouse was substantially updated in 2010 with works including shotblasting of walls, re-roofing, new timber windows, re-wiring and plumbing, and the sun room added. The practical accommodation, with no less than 4 ground floor external doors, is shown in the floorplan.

Standout internal features include the following: -

- Farmhouse kitchen with island unit, triple plate Aga and extensive solid wood cupboards
- Vast inglenook fireplace in the Dining room with fabulous greenstone walls, bressummer, bread oven and inset woodburner







- Cosy sitting room with fireplace and inset woodburner
- Sun room with flagstone floor and full width folding glazed doors to the patio and lawn
- Master bedroom suite with dual aspect windows to enjoy the views, vaulted ceiling and ensuite shower room

### Outside

The farmhouse sits centrally within its grounds enjoying vast level lawned gardens on the south and west elevations. The main feature of the lawns has to be the breathtaking views to the southwest and north. To compliment this are brick and paved patios, a variety of mature garden trees including sweet chestnut, pear, apple, copper beech, ash and fir trees, a rockery, a water feature and old iron double gates and staddle stones.

To the rear of the house is a large gravelled and concrete courtyard with plentiful parking space.

Beyond the garden is a grass paddock extending to 2.01 acres.

### The Farm Buildings

(Refer to nos. on sale plan)

- 1 Without doubt the feature barn is the 90ft long stone barn which offers scope for a variety of uses, subject to any necessary consents. With a loft over part and fairly sound stone walls, roof timbers and slate roof, the ground footprint is an impressive 1,750 sq.ft (163 sq.m).
- 2 A general purpose steel frame barn, open on 3 bays and 1 bay is a workshop
- 3 Former cubicle shed used for storage and could be a footprint for a replacement building.
- 4 & 5 Old parlour with stone and block walls and a lean-to currently used for parking and storage

### Services

Mains water to Lots 1 and 2.

Mains electricity and private septic tank drainage to Lot 1.

The farmhouse has Oil fired central heating including underfloor heating on the ground floor.





### Local Authority

Dorset Council Tax Band E.

The house has a Certificate of Lawfulness granted in 2022 confirming non-compliance with an agricultural occupancy condition that was transferred to the house in 1993. See agents for further details.

The farmhouse has the benefit of not being Listed.

### Lot 2

**72.81 acres (29.47 hectares)**

A ring fenced block of permanent pasture located in a strategic location on the eastern edge of Gillingham Town. The land has a gentle westerly aspect providing pleasant views down to level land adjoining Shreen Water. The soil is Loam and Kimmeridge Clay on the slope and free draining Alluvium on the level and is high in organic matter having been grazed by sheep for many years. The land enjoys four road access points off Bowridge Hill Lane.

### Designations

The farm does not lie within a Landscape Area (formerly AONB) or NVZ.

Three public footpaths cross Lot 2 (see sale plan).

The land is not in a Countryside Stewardship Scheme.

Fishing and sporting rights are included.

Field nos. 1 – 7 will be sold subject to an Overage Clause in the event planning consent is granted for development, excluding for agricultural, equestrian and horticultural use.

The purchaser or successor will pay 20% of the increase in value for 20 years from completion.

### Tenure

Freehold with vacant possession on completion.

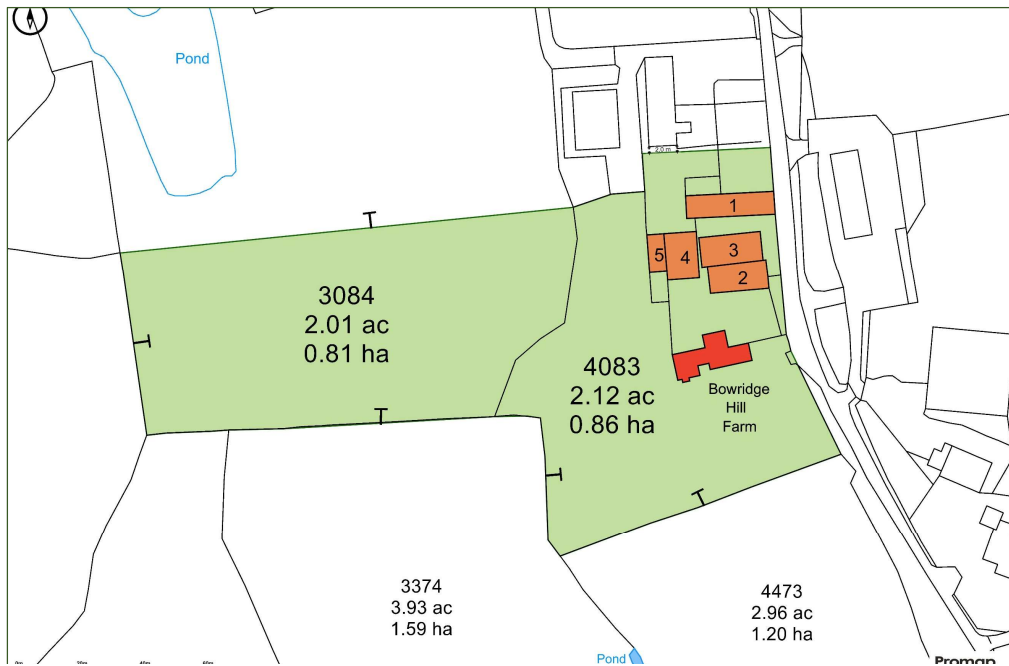
### Viewing

By appointment with the vendors sole agent Symonds & Sampson 01258 472244.

AJT/April2025









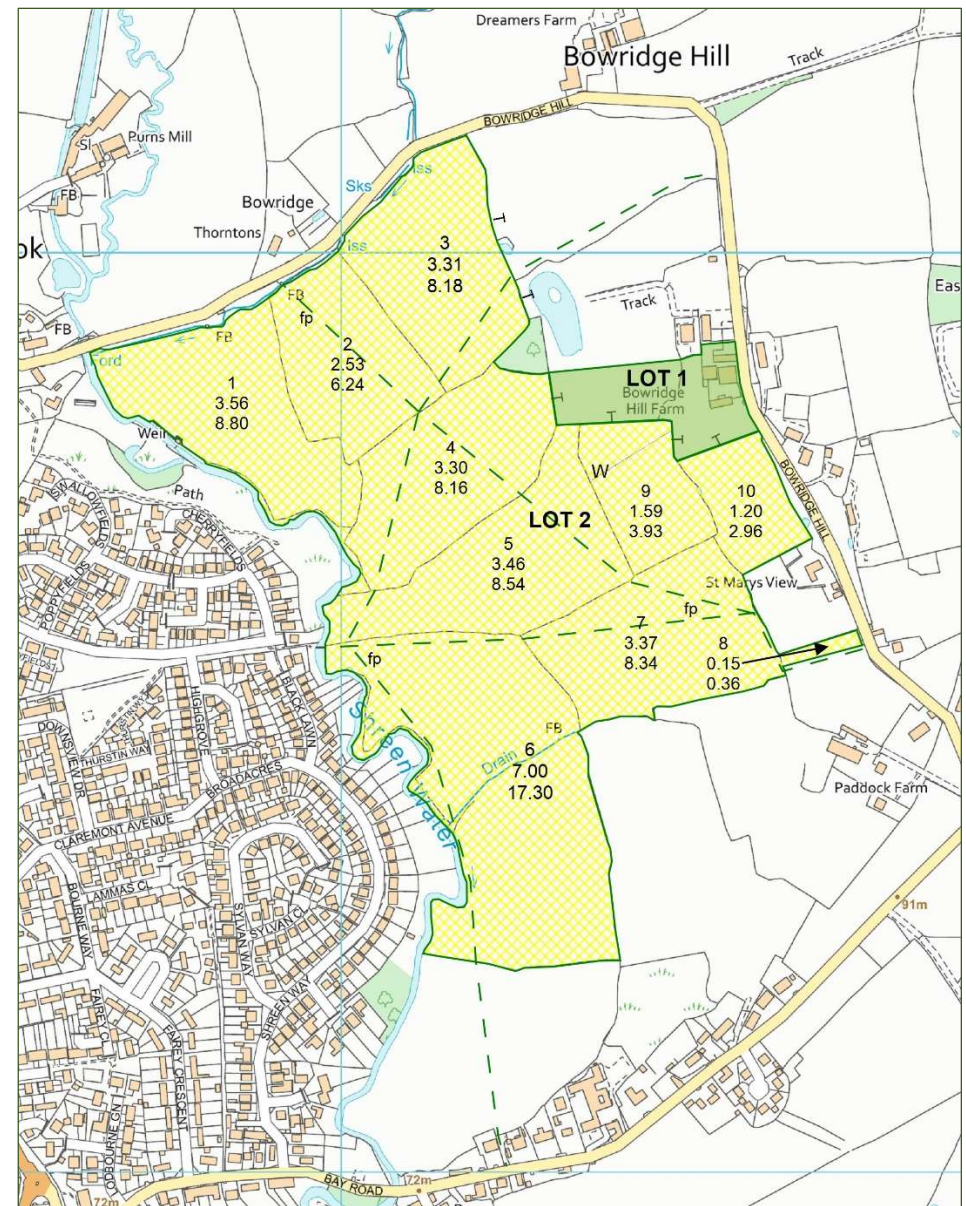
Approximate Area = 2556 sq ft / 237.4 sq m  
 Limited Use Area(s) = 15 sq ft / 1.4 sq m  
 Total = 2571 sq ft / 328.8 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Symonds & Sampson. REF: 1003246



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An aerial photograph showing a suburban town with numerous houses and a church spire, surrounded by large green fields and trees. The town is in the middle ground, with fields in the foreground and background. The sky is blue with some clouds.

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