



Symonds
& Sampson

The Old Rectory

Church Hill, Buckhorn Weston, Gillingham, Dorset

The Old Rectory

Church Hill
Buckhorn Weston
Gillingham
Dorset SP8 5HS

A striking and imposing former Rectory with wonderful far-reaching views and secondary accommodation in the heart of this popular village.



- Imposing former Victorian Rectory
 - 4 reception rooms
- Separate Coach House and flat
 - Central village location
- Popular village with views over Blackmore Vale
 - Heated indoor swimming pool
 - No onward chain

Guide Price **£1,800,000**

Freehold

Sturminster Sales

01258 473766

sturminster@symondsandsampson.co.uk



THE DWELLING

The Old Rectory is a striking and substantial family house built in 1861 occupying an elevated position in the heart of the village. The principal reception rooms are situated off the reception hall to the rear of the house where the gardens and views can be best enjoyed. The accommodation is arranged over three floors and all rooms are generously proportioned and well presented with high ceilings giving an impressive sense of light and space. Throughout the house the rooms benefit from open fireplaces and picture rails adding to the charm and character in keeping with the period. The drawing room and dining room have open fireplaces, the snug incorporates original floor to ceiling built in cupboards and a built in wood burning stove. The orangery, off the drawing room, was built in 2012.

All the principal reception rooms have floor to ceiling French windows and the drawing room and snug have double aspect windows that open south and south west on to the terrace. At the heart of the home is a welcoming kitchen/breakfast room, featuring a four-oven oil-fired Aga, complemented by a separate electric oven/microwave. Silestone worktops, shaker cabinetry, and oak flooring complete the space, which is ideal for informal family living. Adjoining this is a large utility room, boot room and cloakroom, offering practical space for day-to-day life.

Perhaps one of the property's most unique features is its private indoor swimming pool, accessed directly from the kitchen. Complete with changing room and French doors to the terrace, it provides year-round leisure in total privacy.

A staircase sweeps from the reception hall to the first floor landing from which all rooms are accessed. The master bedroom is spacious and light with double aspect windows allowing for excellent views across the open countryside and has an impressive fireplace and large en-suite shower room. There are four further bedrooms on the first floor, all of which are a good size, a large family bathroom with separate shower cubicle and cloakroom. There is also a school room that could easily be converted to another bedroom if required.

The second floor

This is made up of five good sized bedrooms, two of which are accessed off a sitting room, ideal for older children, and a sixth bedroom currently used as a store room. There is also a cinema room, a large family bathroom and a shower room.





ACCOMMODATION

See Floorplan:

Cellar

Ground floor - Hall, drawing room, dining room, snug, kitchen/breakfast room, orangery, utility room, boot room.

First floor - Four / five bedrooms, school room, 2 bathrooms, 1 wc and basin.

Second floor - Five bedrooms, store/bedroom six, cinema room, study, two bath/shower rooms.

The Coach House

Ground floor - Sitting room, kitchen, cloakroom.

First floor - Two bedrooms, bathroom.

Flat

Kitchen/living room, bedroom, bathroom



OUTSIDE

The property is approached through a pillared entrance, with electric gates, to a sweeping circular drive with central fountain. There is parking for a number of cars. The triple garage provides further parking and storage, complementing the ample space offered by the main drive. To the rear of the house, a large stone terrace runs the full width of the building, accessed by multiple French doors from the main reception rooms and the pool. This is an ideal space for outdoor dining, entertaining and enjoying the views. Beyond the terrace, the formal gardens extend to approximately 0.78 acres, with expanses of lawn bordered by herbaceous beds, mature trees and ornamental shrubs

THE COACH HOUSE

Located at the front of the property and accessed via the main drive, the Coach House is an exceptional asset offering versatility and potential income. Divided into two distinct sections, the building houses a beautifully presented two-bedroom holiday let on one side, currently run as a successful short-stay rental. The other half comprises a self-contained one-bedroom flat above the triple garage - ideal for extended family, guests, or staff accommodation. Each unit has its own access and privacy, allowing them to function independently or be integrated as ancillary accommodation.



SITUATION

Buckhorn Weston is a delightful North Dorset village very close to the Dorset/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. There are many excellent state and private schools in the area and mainline services to London Waterloo from Gillingham and Templecombe and to Paddington from Castle Cary.

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///began.meatball.gong

SERVICES

Mains water, electricity and drainage are connected to the property. Oil fired central heating.

The Old Rectory benefits from wind turbine generated electricity and solar panel generated electricity with battery storage. The electricity produced is free for The Old Rectory. The turbine and the solar panels are located on the neighbouring land, ownership is being retained by the sellers.

MATERIAL INFORMATION

Standard & superfast broadband is available.

There is mobile coverage in the area, please refer to Ofcom's website for more details.

(Ofcom <https://www.ofcom.org.uk>)

Council Tax Band: H

Restrictive Covenants: Alcohol can not be sold on the premises.

Planning: In April 2025 The Old Rectory was granted permission to convert an outbuilding into a dwelling.

The Old Rectory, Church Hill, Buckhorn Weston, Gillingham, Dorset SP8 5HS

Gross Internal Area (Approx.)

Main House = 708 sq m / 7,660 sq ft

Coach House = 78 sq m / 839 sq ft

Triple Garage = 45 sq m / 489 sq ft

Flat = 42 sq m / 453 sq ft

Total Area = 873 sq m / 9,441 sq ft



GWB October 2025



naei | propertymark
PROTECTED

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

01258 473766

sturminster@symondsandsampson.co.uk
Symonds & Sampson LLP
Agriculture House, Market Place,
Sturminster Newton, Dorset DT10 1AR



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT