



Brickwheat Bottom, Blandford Forum, Dorset

Guide Price
£2,250,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

A detached country house and thatched cottage set in established grounds of about 23 acres.

**Brickwheat Bottom,
Blandford Forum,
Dorset, DT11 9AS**

- Detached country house
- Thatched cottage requiring full renovation
- Set in established grounds of about 23 acres
- Total approximate area 7096 sq ft (659 sq m)
 - Four bedrooms
- Principle bedroom with dressing room and en suite
 - Three reception rooms
 - Garaging and carport

Viewing strictly by appointment
Symonds & Sampson
01305 261008





The Property

Occupying approx. 23 acres of established grounds, Brickwheat Bottom boasts an expansive 5,310 square feet of living space. This includes four bedrooms, two bathrooms, three reception rooms and a charming thatched cottage, which requires full renovation throughout.

Upon entering, you are greeted by a welcoming entrance hall that leads to a well-appointed kitchen/breakfast room. The garden room, bathed in natural light, has views across the garden.

Two sitting rooms provide ample space, one with an open fire and the other a woodburning stove, while a practical boot room, pantry, and WC cater to everyday needs.

Ascend the elegant spiral staircase to a thoughtfully designed first floor. Here, you will find a dedicated study, ideal for remote work or a quiet reading nook. This floor also has three good sized bedrooms and a shower room. The principle bedroom benefits from a dressing room and a contemporary en suite shower room.

The top floor has an additional bedroom and a unique viewing platform, offering views of the expansive grounds.



The Cottage

The interior of the cottage is a true renovation project, providing the opportunity to design and customise the living spaces to your exact specifications. Retain the cottage's historic features while incorporating modern amenities to create a comfortable and inviting home.

This versatility opens up numerous possibilities, from using part of the cottage as ancillary accommodation for guests or extended family to transforming it into a holiday let that taps into the lucrative rental market. Additionally, the property offers potential for long-term rental income.

Outside

The exterior of the house is equally captivating, with manicured lawns, a large pond, and sprawling woodland creating a picturesque backdrop.

There is also a detached 5 car garage, 1,249 sq ft, with power, light and alarm. There is a further garage and car port.

Situation

Winterborne Kingston is a village approximately 6.5 miles from the Georgian Market Town of Blandford Forum, approximately 14 miles from Poole and approximately 12 miles from the County town of Dorchester.

Amenities in the village include a church, village hall, public house/village shop and a primary school, all of which are located in easy walking distance of the site and a regular bus service. Being part of the 'Red Post' parish, there is a thriving community spirit within the village with a range of activities on offer at the hall.

Bere Regis is approximately two miles distant offers a convenience store, post office, doctors' surgery with pharmacy, and a hair salon.

The surrounding towns of Wareham, Blandford, Poole and Dorchester all offer a good selection of shops, commercial facilities, cafes and restaurants. The property is well placed

for access onto the A31/A35 route network for the surrounding area. The A31 provides links east to the M27/M3 routes for Southampton and London. The A35 gives access into Poole (E) and to Dorchester and the West Country.

Services

Mains electricity.
Private Water.
Private drainage.

Broadband - Ultrafast speed available
Mobile - Network coverage is reported to be limited indoor and good outdoor on selected providers
(Information from <https://www.ofcom.org.uk>)

Local Authority

Dorset Council
01305 251010 and www.dorsetcouncil.gov.uk

Council Tax Band: G
EPC: E





Directions
 From the Eastern side of Dorchester follow the A35 Puddletown bypass to Bere Regis roundabout. Take the first exit onto the A31 exiting the first turning on the left to Winterbourne Kingston. Continue through the village and after about 3 miles, the entrance to Brickwheat Bottom will be on your right hand side.
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Brickwheat Bottom, Blandford Forum

Approximate Area = 4148 sq ft / 385.3 sq m (excludes carport)

Cottage = 1162 sq ft / 107.9 sq m

Garage = 1512 sq ft / 140.4 sq m

Outbuilding = 274 sq ft / 25.4 sq m

Total = 7096 sq ft / 659 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Dorchester/ATR/07.07.2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2024. Produced for Symonds & Sampson. REF: 1149158



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