

STEPPE'S FARM

FRAMPTON PARK • DORCHESTER • DORSET





STEPPE FARM

FRAMPTON PARK • DORCHESTER • DORSET • DT2 9NJ

Maiden Newton 3.2 miles • County Town on Dorchester 6.4 miles • The Jurassic Coast at Weymouth 15.2 miles
Bournemouth International Airport 35.9 miles
(Distances are approximate)

A distinguished property in Frampton Park
with an adjoining two bedroom cottage and
surrounding farmland

Main House

Glorious situation near pretty hamlet of Southover • Adjoining cottage with independent access
Outstanding parkland setting of 62.88 acres • Just 3 miles to Maiden Newton with amenities
Not listed handsome property upgraded in recent years • Spacious family accommodation

62.88 acres (25.45 hectares)

Freehold

For sale by private treaty as a whole or up in up to four lots

Guide Price £2,300,000



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SITUATION

Steppes Farm is gloriously situated within Frampton Park, a legacy of Capability Brown near the pretty hamlet of Southover which resides on the south side of the River Frome, a free flowing chalk stream. Southover is just over three miles from Maiden Newton, a thriving village with excellent facilities including a village store, petrol station with shop, a doctors surgery and village school. The County town of Dorchester has a further excellent range of amenities including a mainline railway with links to London Waterloo, several supermarkets including Waitrose, a weekly open air market and Brewery Square, a mixed use development of shops, cinema, restaurants and apartments. This stunning area, much of which resides in a designated National Landscape is also renowned for its sporting and leisure pursuits which include golf at Dorchester Came

Down, racing at Wincanton, Taunton, Salisbury, Bath and Exeter, riding and walking in the glorious surrounding countryside and sailing and water sports along Dorset's Jurassic coast, a designated UNESCO World Heritage site.

EDUCATION

The area is extremely well served for both state and private schools. Maiden Newton has a primary school. Other state schools include Dorchester Middle School and The Thomas Hardye School in Dorchester. Public schools include Sherborne School, Sherborne Girls, Leweston, Bryanston, Canford, Milton Abbey and Clayesmore. Preparatory schooling at Sunninghill (Dorchester), Perrott Hill, Port Regis, Sandroyd and Sherborne Preparatory School.



STEPPE FARM (HOUSE)

Steppes Farm is understood to have been built circa 1777, originally serving as the wheelwrights workshop to the estate at the centre of which was Frampton Court, an impressive mansion built for Robert Browne in 1704, but demolished in 1935. Converted to residential accommodation in the 1990's, the farmhouse has attractive flint elevations with brick bands and spacious accommodation extending to circa 4,897 sq m (including cottage) arranged over two floors.

To the centre of the house is an impressive reception hall with stairs to a galleried landing which splits to serve the first floor accommodation. The main rooms on the ground floor lead off the reception hall and include a dining room, spacious well fitted kitchen with range cooker, study, and an impressive drawing room with fireplace and ornate surround. Also on the ground floor is a southerly facing conservatory, an essential boot room, a useful utility room, a wine store, study and cloakroom.

On the first floor there are a total of seven bedrooms with three bathrooms. From the landing a spiral staircase gives access to a Cupola with opening windows to North, South East and West. The property has been upgraded in recent years to incorporate sustainable, lower cost energy including Air Source heating and a solar array together with an electric car charging point.







Approximate Gross Internal Area:
 Main House: 455 sq.m. / 4,897 sq.ft
 Barn 114 sq.m. / 1,227 sq.ft
 Garage: 78 sq.m. / 839 sq.ft
 Outbuilding 100 sq.m. / 1,076 sq.ft
 Total Area: 747 sq.m. / 8,039 sq.ft

For identification only. Not to scale.



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COTTAGE

Adjoining the main house but currently independently accessed is the cottage, which could be incorporated into the house should that be preferred. In the cottage on the ground floor is a sitting room and kitchen, with two bedrooms and a bathroom on the first floor. The cottage offers versatile, separate accommodation with the potential for use as multi-generational living.

OUTSIDE

The property is approached from the village along a track, through the park and towards a charming valley beyond. Steppes Farm is the end of the road, beyond which is just farmland, making the setting of Steppes Farm such an outstanding feature of the property. From the track a gravel drive splits giving access to the house and the other fork gives access to the cottage.

The gardens at Steppes Farm are mature and colourful and surround the house, with the majority of the formal areas being to the south along with a large area of terrace outside the kitchen. Two separate ranges of outbuildings form a courtyard to the south and enclose the main lawn, with a copse to the south providing screening and privacy. The bulk of the outlying land at Steppes Farm lies to the north and west of the house in six separate enclosures, each with access to water. The principal block rises gently to the north of the house at the foot of which is a barn, the other block fans out to the west along a glorious valley.

FARM BUILDING

This lot includes an agricultural building of steel portal frame construction extending to a total area of approximately 131.82 sq m found to the rear (north) of the house. The building features a monopitch roof, block walls to 3 sides (open fronted), a concrete floor and offers a useful area for agricultural storage and offers a potential opportunity for alternative uses such as equestrian (STPP).

LAND

Lot 1 extends to a total of approximately 15.34 acres (6.21 hectares) of which, the residential curtilage, agricultural building and adjoining hazel bed extends to 5.92 acres (2.40 hectares) or thereabouts and the remaining 9.42 acres (3.81 hectares) is the grass field to the north, offering useful grazing.

(Not to scale – for illustration & descriptive purposes only)



LOT 1 –

15.34 acres (6.21 hectares) with Steppes Farm (house) and Cottage
Includes the residential curtilage, agricultural building, hazel bed and 9.42 acres (3.81 hectares) of pasture land, offering useful grazing.

LOT 2 –

11.21 acres (4.54 hectares) of Pasture Land
A conveniently sized parcel of attractive, south facing pasture land. A productive field currently used for forage production.

LOT 3 –

18.69 acres (7.56 hectares) of Agricultural Land
A useful parcel of land with extensive far-reaching views to the south. Level to gently sloping and benefitting from good access, stockproof boundaries and a water supply.

LOT 4 –

17.64 acres (7.14 hectares) of Pasture and Woodland
15.17 acres (6.14 hectares) of pastureland and 2.47 acres (1.00 hectare) of attractive, shelterbelt woodland. Level to sloping with stream frontage to the north. Split into two parcels.

Steppes Farm

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The Annexe

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		109
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TENURE AND POSSESSION

The freehold interest in the property is offered for sale. Vacant possession is available for Steppes Farm (house, cottage and garden) and the woodland at the western end of Lot 4 upon completion. All of the pasture land is currently let under a Farm Business Tenancy with Vacant Possession available as at 1st November 2025 (valid notice served).

SERVICES

Lot 1 - Mains electricity. Private water, own 40 m covered well with underground submerged pump & drainage. Air source heating & solar. Lots 2, 3 and 4 benefit from a private water supply.

ACCESS

Access to Lot 1 is taken over third party owned land as described in the Directions section.

In the event that Lot 2 is sold to a purchaser other than the purchaser of Lot 1, a right of access over the northern edge of Lot 3 will be granted as shown hatched red on the sale plan. In this instance, the purchaser of Lot 2 will install a gate at stockproof point "A" on the sale plan within 6 weeks of completion.

Lot 3 is accessed via the north (also over third party owned land) adjacent to the Tibbs Hollow Picnic Site then heading east to the public highway at Southover.

In the event that Lot 4 is sold to a purchaser other than the purchaser of Lot 1, a right of access over the southern edge of Lot 1 will be granted as shown hatched black on the sale plan.

RIGHTS, EASEMENTS AND BOUNDARIES

Steppes Farm is sold subject to and with the benefit of all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in the General Remarks and Stipulations or particulars of sale or not. The purchaser shall be deemed to have full knowledge of the boundaries of the ownership thereof.

BASIC PAYMENT SCHEME

There are no BPS entitlements or delinked payments included in the sale.

ENVIRONMENTAL SCHEMES

The land is not subject to any Countryside Stewardship, Environmental Stewardship or Sustainable Farming Incentive agreements.

LOCAL AUTHORITY

Dorset Council – Council Tax band G

PUBLIC RIGHTS OF WAY

A bridleway crosses Lot 1 and Lot 3. A second bridleway crosses Lot 1 and Lot 4.

DESIGNATIONS

All of the property lies within the Dorset National Landscape (previously AONB) and a Nitrate Vulnerable Zone (NVZ).

SPORTING, TIMBER AND MINERAL RIGHTS

All sporting, timber and mineral rights are understood to be owned and included.

VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

WHAT3WORDS

Lot 1 - ///whirlwind.icon.weedy
Lot 2 - ///timer.juggler.flaunting
Lot 3 - ///taster.evaporate.thing
Lot 4 - ///icon.tricycle.parent

EPC

Energy Rating Main house = C
Energy Rating Annexe = C
Full Energy Performance Certificate available by request

VIEWINGS

Strictly by appointment with either agent.



