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# Lower Bockhampton Farm

Lower Bockhampton, Dorchester, Dorset

# Lower

# Bockhampton Farm

Lower Bockhampton

Dorchester

Dorset DT2 8PZ

A late-Victorian farmhouse with outbuildings and 13.10 acres, in a much-coveted position on the edge of the village.



 13.10 acre(s)

- Elegant, beautifully appointed Victorian farmhouse
  - Believed to be built by Thomas Hardy's father
  - Four double bedrooms, three reception rooms
- 25ft kitchen/breakfast room with Aga and sliding doors
- Traditional outbuildings with development potential (STP)
  - Suitable for equestrian, agricultural, or lifestyle use
- Mature gardens with wildflower meadow and sun terrace
  - Stunning countryside and panoramic rural views

Guide Price **£1,500,000**

Freehold

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## THE PROPERTY

Tucked away at the end of a long private drive, this handsome late-Victorian farmhouse is thought to have been built by Thomas Hardy's father. Its mellow brick elevations and slate roof, looks across wild flower meadow and fields, ensuring complete privacy and panoramic rural views. The land coupled with extensive barn buildings around a courtyard setting, lend itself to equestrian, agricultural or residential uses STP. The additional two-storey detached coach house offers further accommodation options.

## THE ACCOMMODATION

Inside, period charm blends seamlessly with everyday practicality. Well-proportioned rooms are filled with natural light and rich in character, featuring high ceilings, original fireplaces, painted stripped floorboards and complemented by oak internal doors, limestone Mandarin flooring and bespoke cabinetry in the kitchen, utility room and drawing room.

At the heart of the home is a stunning 25ft double-aspect kitchen/breakfast room, designed for both family life and entertaining. A dining area with aluminium sliding doors open onto a patio with views across the wildflower garden. The bespoke country-style kitchen features solid oak-fronted cabinets beneath granite worktops, providing ample storage. A large oil-fired Aga takes pride of place, alongside a built-in electric oven, space for an American-style fridge freezer, and a freestanding dishwasher. A central island further enhances the workspace. Adjacent to the breakfast area is a family snug.

The dual-aspect drawing room boasts an inglenook fireplace with a fitted wood-burning stove. The dining room also enjoys an inglenook fireplace with a wood burner and direct access to the garden. A further 21ft sitting room, again with a wood burner, offers versatile living spaces.

The utility/boot room is both stylish and functional, featuring bespoke oak-fronted cupboards, a shoe rack, sink and space for a washing machine and tumble dryer. A beautifully appointed cloakroom with WC completes the ground floor.

Upstairs, you will find four generously sized double bedrooms, each enjoying beautiful views over the gardens and surrounding countryside. Two bedrooms benefit from spacious ensuite shower rooms, while a sleek and modern family bathroom serves the remaining rooms. A large walk-in linen cupboard provides excellent additional storage.



## OUTSIDE

To the east, a classic three-sided courtyard of traditional stone and brick outbuildings, providing garaging, workshop, a range of stores and a barn. An attractive two-storey L-shaped cart shed building, currently utilised as a workshop with a log store and open double cart shed to the front. The first floor has been converted to provide two spacious rooms with vaulted ceilings. The building provides potential for a variety of uses subject to any necessary consents.

The 13.10 acres (5.30 ha) plot includes gently undulating, well-fenced pasture land extending to the north and east. The land can be accessed via a right of way along the track, to a gate beyond the house.

A broad parking area extending into the courtyard and giving access to the outbuilding and a large vegetable garden enclosed by hedging. Sweeping lawns incorporating a circular wild flower meadow, stone paved sun terrace, two orchards either side of the rear garden, and a sheltered courtyard with arbour complete this peaceful setting.





## SITUATION

Lower Bockhampton Farm enjoys a delightful setting on the southern edge of the picturesque hamlet of Lower Bockhampton, nestled in the tranquil Frome Valley. Despite its peaceful, rural location, the property is remarkably well connected just 3 miles east of Dorchester, the historic county town of Dorset. The stunning Jurassic Coast, including Ringstead Bay, lies approximately 9 miles to the south.

In addition to Dorchester, the surrounding towns of Wareham, Weymouth, Bridport, Blandford Forum and Poole offer a wide range of retail, commercial and leisure facilities. Excellent transport links are close at hand, with access to the A35 trunk road and a mainline railway station at Dorchester providing regular services to London Waterloo. Further mainline stations can be found at Moreton, Wool and Wareham.

The area is rich in outdoor pursuits, with an extensive network of footpaths and bridleways on the doorstep some of which link with nearby Puddletown Forest. Sporting opportunities abound, including golf and leisure facilities in Dorchester, Bridport and Weymouth, as well as world-class sailing and water sports at Weymouth and Poole.

## SERVICES

Mains electricity, private water supply (borehole), drainage is via a private water treatment plant.  
Oil fired central heating.

Council Tax Band G

Broadband - Ultrafast available  
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details

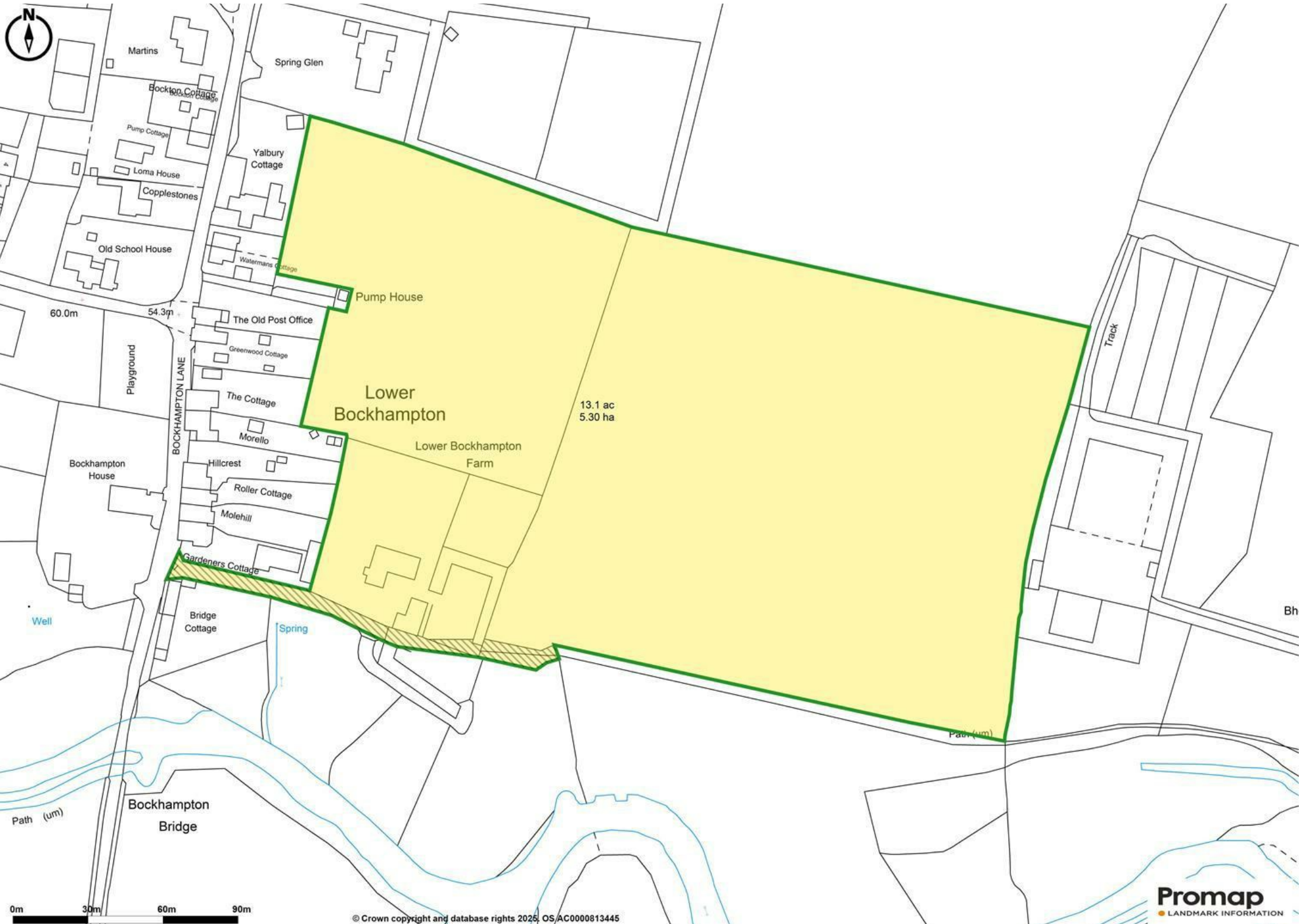
## DIRECTIONS

[what3words:///backpacks.runs.monitors](#)

## AGENTS NOTE

The shaded area on the site plan indicates the access track, which is owned by the property. Two cottages benefit from a right of way over the initial section of the track. The neighbouring property to the south has a right of way over the entire shaded area and will contribute 50% towards the upkeep of the track.

There is a Public foot path running along the track and then just outside of the Southern boundary of the field. The property is situated in a Conservation area,



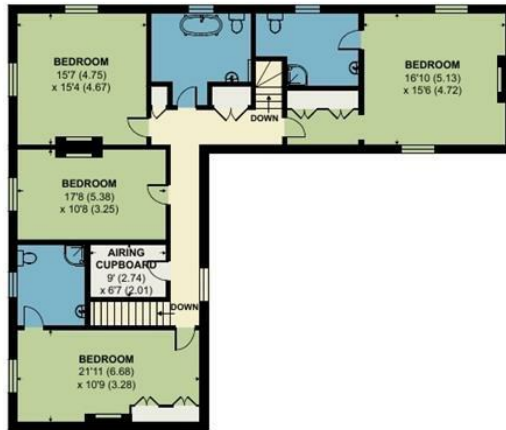
# Lower Bockhampton, Dorchester

Approximate Area = 3548 sq ft / 329.6 sq m

Outbuilding(s) = 5182 sq ft / 481.4 sq m

Total = 8730 sq ft / 811 sq m

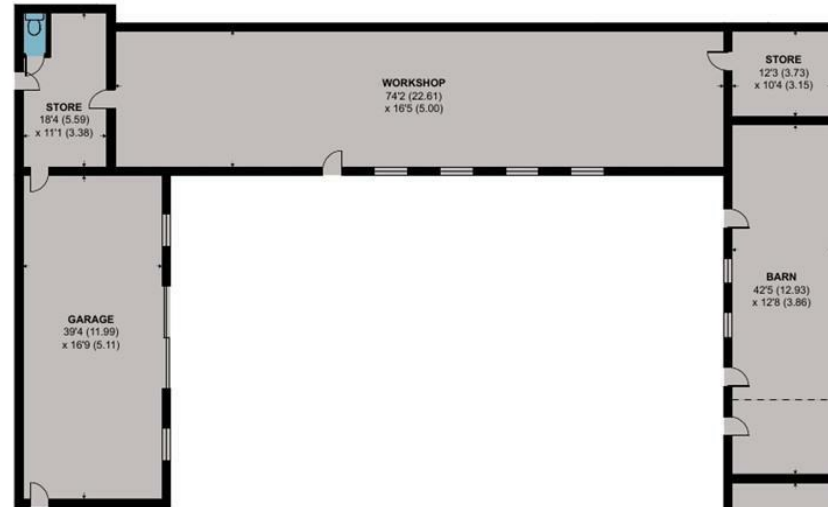
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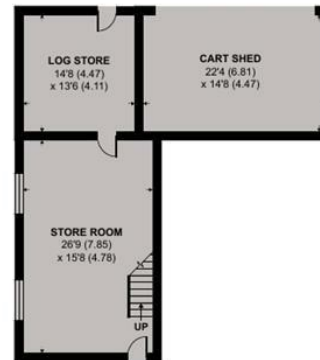
FIRST FLOOR



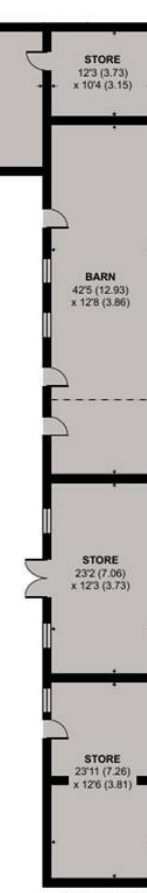
GROUND FLOOR



OUTBUILDING 2 - GROUND FLOOR



OUTBUILDING 2 - FIRST FLOOR



OUTBUILDING 1



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1319262



Energy Efficiency Rating		Current	Potential
Energy efficiency class (based on energy costs)			
A	B	C	D
100-91	81-69	59-48	39-15
100-91	81-69	59-48	39-15
100-91	81-69	59-48	39-15
100-91	81-69	59-48	39-15
100-91	81-69	59-48	39-15
Energy efficient (highly energy efficient)			
England & Wales			
EU Directive 2002/91/EC			

Dorchester/KW/JS/11.5.26



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All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

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