

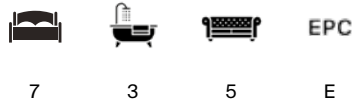
SOUTHOVER HOUSE

Southover, Dorchester, Dorset



AN UNLISTED, JACOBESAN STYLE VICTORIAN COUNTRY HOUSE

The major part of a well presented, unlisted country home set in 7
acres of mature grounds adjoining beautiful countryside.



Local Authority: Dorset Council

Council Tax band: H

Tenure: Freehold

Postcode: DT2 7HF What3Words: ///pencil.fool.simulates

Services: Mains electricity. Private water (provided by Southover Estate @ c.£200/quarter). Private drainage. Oil-fired central heating & AGA. Superfast broadband.

Viewings strictly by appointment only through Knight Frank LLP



LOCATION

Situated in the hamlet of Southover, Southover House has a charming setting overlooking fields and woods with access onto walks and bridleways. The historic village of Tolpuddle is nearby and the neighbouring village of Puddletown has a Spar store, popular pub, GP and veterinary surgeries and primary and middle schools. For wider requirements the county town of Dorchester is close by. In addition the Jurassic Coast is within a 20 minute drive (Ringstead). Dorset Golf Resort is just eight minutes away with several other golf courses also nearby. Moreton Station (8 minutes) provides trains to Waterloo (2 hours 20 minutes) with the airports at Bournemouth, Southampton and Exeter also within easy reach. The local area offers a wide choice of schools from both the independent and state sectors. These include Sunninghill Nursery & Prep School in Dorchester with Milton Abbey, Bryanston, the Sherborne schools, Hanford, Canford and Thomas Hardye School (State secondary).







THE PROPERTY

Originally built in 1863 with a substantial east wing added in 1926, Southover House today is the major, pre-1926 portion of the house, which includes all the major reception rooms and principal bedrooms. The house is built of dressed local stone with tall, wide windows overlooking the property's grounds. As was typical of a substantial country house of the period, its design is elegant and impressive with large, south-facing rooms with high ceilings. It has retained nearly all its original architectural features and includes an impressive, stone-built staircase and galleried landing, flagstone and parquet flooring, several fine fireplaces and window seats. In addition to the reception hall, the house also has four large reception rooms, of which the drawing room, sitting room and family room all face south, with the oak panelled dining room facing west to catch the late afternoon/evening sun. At the far end of the house are the adjoining kitchen/breakfast room and large family room. Beneath the house is a basement containing a good-sized games room. On the first floor all the bedrooms have lovely views out across the grounds. The principal bedroom is south and west-facing with a walk-in wardrobe and en-suite bathroom, leading to a large dressing room (bedroom 7). Off the house's two landings are five further double bedrooms and two dual-access bath/shower rooms.

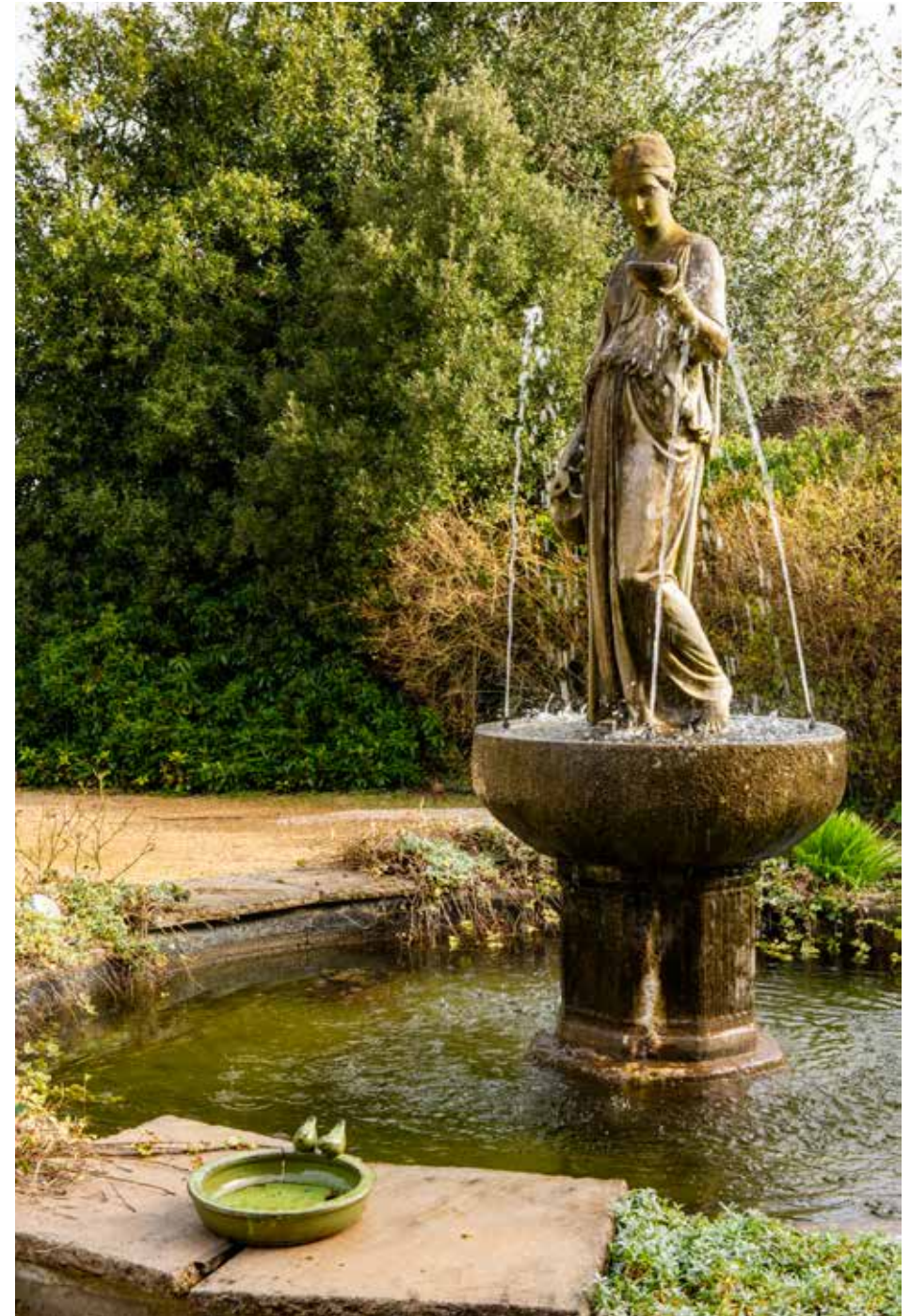






GARDENS AND GROUNDS

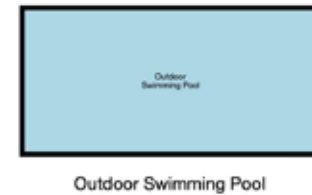
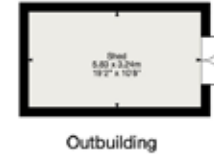
The beautiful parkland and grounds extend out on three sides of the house with a belt of mature trees providing privacy from the narrow, passing lane that runs along the property's northern boundary. The house is approached up a 150-yard, tree lined drive, which provides a very strong sense of arrival, ending at a gravelled turning circle around a fountain in front of the house. Close by is a screened and heated swimming pool (requiring refurbishment) with pool house and lighting. Extending out from its southern side is a level, 50-yard-deep lawn with a pond at its centre and ending at a ha-ha overlooking a fenced paddock. Along one side of the lawn is a long herbaceous border planted with a variety of herbaceous perennials and flowering shrubs with a woodland belt beyond. Beyond the western lawn is a glade containing a water garden. The south and west lawns are floodlit. In all about 7.04 acres (2.85 hectares).





Southover Tolpuddle, Dorchester

Gross Internal Area (Approx.)
 Main House = 627 sq m / 6,748 sq ft
 Outbuildings = 36 sq m / 387 sq ft
 Total Area = 663 sq m / 7,135 sq ft



- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.



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