



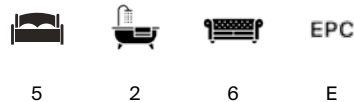
ROKE FARMHOUSE

Bere Regis, Wareham, Dorset



A SUBSTANTIAL GRADE II LISTED FORMER FARMHOUSE

with walled garden and large pond. Situated in a rural position, within easy reach of Poole, Bournemouth, Dorchester and the Jurassic Coast.



Local Authority: Dorset Council

Council Tax band: G

Tenure: Freehold

Postcode: BH20 7JF What3words:///thighs.client.wagers

Services: Mains electricity. Private water and drainage (Klargester). Oil fired central heating.

Viewings strictly by appointment only through Knight Frank LLP



LOCATION

Roke Farmhouse is situated a short drive from the historic village of Bere Regis, which has a number of small local shops, a public house, parish church and primary school. For wider needs, more extensive shopping, leisure and business facilities can be found in the nearby town of Wareham (8.5 miles) and in the county town of Dorchester (12 miles). For travel connections there is nearby access onto the A35 which links to the West (Dorchester) and East (Bournemouth). Mainline rail service from Wool (7 miles) to London Waterloo (2.5 hours). The World Heritage Designated Jurassic Coast is just 12 miles away at Lulworth Cove. The local area offers a choice of schools from both the independent and state sectors. These include Bere Regis Primary and Pre-School, The Purbeck School in Wareham, Thomas Hardy School (State Secondary), Clayesmore, Milton Abbey, Bryanston, Canford, Sunninghill Prep School and Dumpton School.







THE PROPERTY

Roke Farmhouse is a grade II listed detached former farmhouse constructed of mellow red brick elevations under a clay tiled roof with brick chimneys. There is a mature wisteria above the brick and slate porch which flowers between the months of April - June. The property has extensive accommodation offering over 4200 sq.ft (396 sq m) of living space which is arranged over two floors. On the ground floor there are three large reception rooms, an additional study, playroom and hall with downstairs WC. The Kitchen/breakfast room lies to the rear / north west of the property and has an adjacent walk in pantry and large utility room. The first floor provides five double bedrooms, one with ensuite bathroom and two family bath/shower rooms. The house throughout offers light and airy accommodation and an ideal set up for family living. The property has previously been let and offers the perfect blank canvas for the purchaser to put their own stamp on it to make it a lovely family home. In addition to the living space, there is an attached garage/store which is adjoined from the back kitchen elevation and houses the Worcester oil-fired boiler. The oil tank is situated to the side of the garage externally.







GARDEN AND GROUNDS

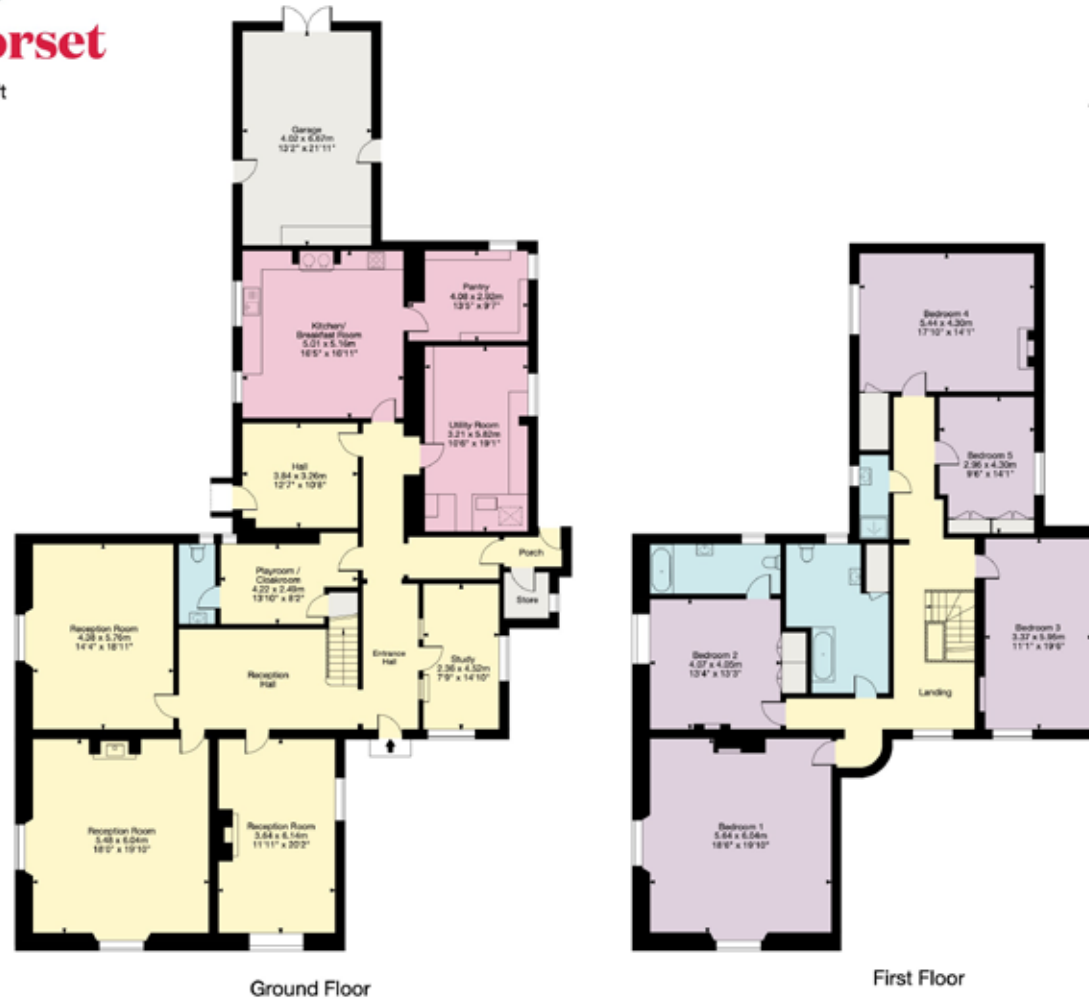
The property is approached off the quiet rural lane onto a private driveway which leads to the rear of the house with ample parking for a number of vehicles. The main walled garden lies to the front / south east of the house and is mainly laid to lawn. There is a further entrance to the property which leads from the lane via a double gate to a central border with a turning circle providing additional access/parking. The main garden is screened by a mature beech hedge with the main lawn enclosed by a high brick wall and further beech hedging, providing complete privacy. Within the garden there are sporadic borders and intermittent shrubs alongside a mix of beautiful mature trees, a small metal framed greenhouse and a garden store with adjacent apple trees to one corner. Accessed from the main parking is a low flint, brick capped wall leading into the yard by the front door. The pond (which is not permanent and dries out during summer) lies to the West of the house and is surrounded by mature trees. In all about 1.5 acres. There is the opportunity to purchase an additional 20 acres of pasture and woodland by separate negotiation.





Bere Regis Wareham, Dorset

Main House = 396 sq m / 4,262 sq ft
 Garage = 26 sq m / 279 sq ft
 Total Area = 422 sq m / 4,541 sq ft



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.



Simon Barker MRICS

01935 812236

simon.barker@knightfrank.com

Knight Frank Dorset and South Somerset

First Floor, 5 Hound Street, Sherborne, DT9 3AB

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2026. Photographs and videos dated April 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

