

Symonds
& Sampson

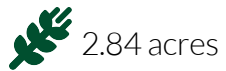


Conifer

Bowridge Hill, Gillingham, Dorset

Conifer

Bowridge Hill
Gillingham
Dorset SP8 5QS



- A pleasantly situated smallholding enjoying impressive views
 - A spacious three bedroom detached bungalow
 - Subject to an agricultural occupancy condition
- Double garage converted to a large utility and storage
- Useful steel frame 3-bay barn fitted with 3 stables, feed room and secure tack room
 - Large gardens
 - Sand and fibre surface manege
 - Level paddocks
- 2.84 acres (1.15 hectares)

Guide Price **£650,000**

Freehold

Sturminster Newton
01258 472244

sturminster@symondsandsampson.co.uk



THE DWELLING

Constructed In 1969 of reconstituted stone elevations under a tiled roof the bungalow offers spacious flexible accommodation with scope to extend, subject to consent. A practical layout has the bedrooms, all with built-in wardrobes, a bathroom and separate shower room on one side of a central hallway.

Facing the front is a dual aspect sitting room with stone surround open fire and to the rear a modern open plan kitchen fully fitted out with shaker style cupboards and integral oven and breakfast/dining area. Patio doors open to the rear garden and overlook the paddock and a side stable door opens to the parking area.

The former double garage now forms a large utility / boot / tack room with sink and storage befitting of a rural smallholding.

OUTSIDE

The dwelling is surrounded by generous sized gardens predominantly down to lawn interspersed with shrubs and trees and there is a large timber garden shed with windows. A 5-bar gate from the lane opens to the gravelled front drive and parking area.

THE BARN

A very useful and adaptable steel frame outbuilding constructed in 2011. The building measures 13.7m x 9.1m (45' x 30') and has a concrete floor, timber panel elevations, fibre cement roof, full height sliding door on one side and 3 stable doors to a small enclosure on another. The internal Wiegiersma metal frame 3 stable partitions and tack room are available by negotiation.

Adjacent is a timber field shelter on metal skids with Apex roof and overhang measuring 17' x 11'.

Beyond this is a sleeper wall dung store.

ARENA

25m x 25m sand and fibre surface manege constructed in 2011 enclosed in a post and rail fence.

Adjacent is a practical small yard area with hardened surface which benefits from a second vehicular highway access.

THE LAND

Level paddocks down to permanent pasture with relatively free draining Grade III soil and enjoying the best views from the property.



SITUATION

Conifer is situated in a rural position near the thriving North Dorset town of Gillingham. The property is situated in a slightly elevated position enjoying panoramic views over Gillingham and the surrounding Blackmore Vale countryside towards Shaftesbury and the Wiltshire Downs.

Gillingham is an attractive North Dorset town with a traditional high street having a good variety of shops and everyday services. In addition, there is a Waitrose supermarket and mainline railway service (London 2 hours). There is good access to the A303 a few miles north and the A30 at East Stour to the south.

Gillingham has a primary school and an excellent secondary school along with many private schools in the area.

DIRECTIONS

Exit Gillingham on the B3092 towards Mere and at the first roundabout take the second exit signed Knoyles. Follow the road around to the left in front of Co-op into Bay Road. Follow this road for 0.75 miles, turning left into Bowridge Hill. Conifer is found 200 yards on the right-hand side. What3Words: /// plenty.goat.caravans

MATERIAL INFORMATION

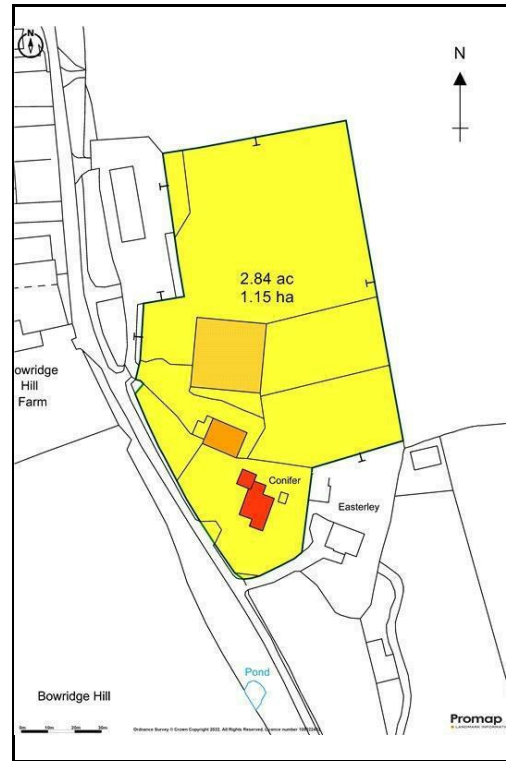
The dwelling is subject to an Agricultural Occupancy Condition whereby the occupation shall be limited to a person employed or last employed locally in agriculture, or in forestry, or the dependents of such person. Mains water to the dwelling, barn and land. Mains electricity to the dwelling and barn. Mains gas combi-boiler supplies central heating and hot water. Private septic tank drainage. Internet is BT fibre. Mobile signal strength is good.

LOCAL AUTHORITY

Dorset Council Tax Band C
EPC rating G

VIEWINGS

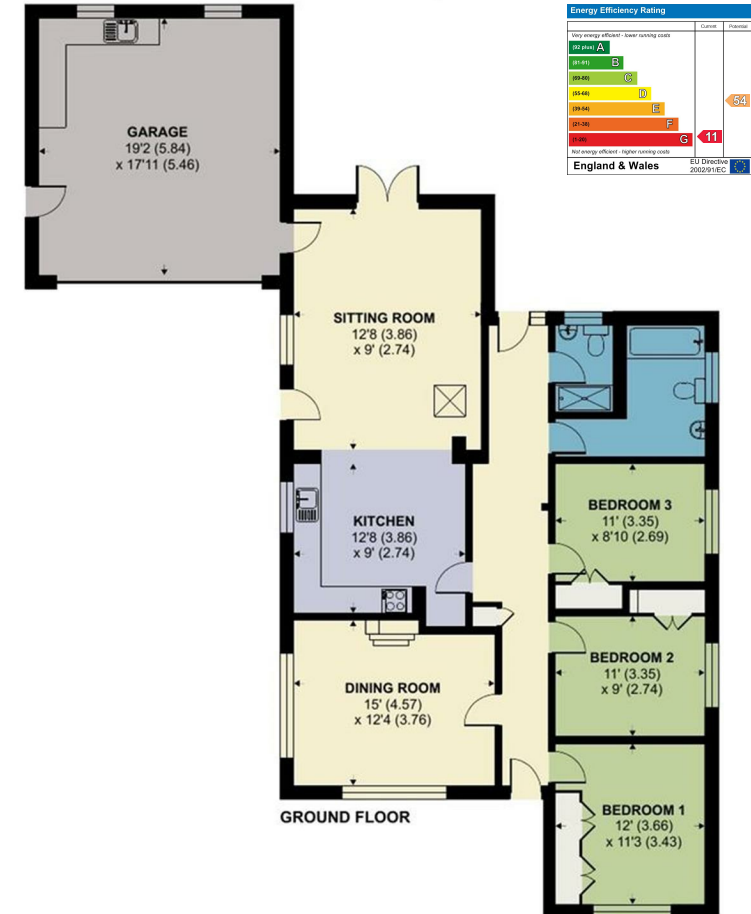
Strictly by appointment with Symonds and Sampson



Conifer Bowridge Hill, Gillingham

Approximate Area = 1569 sq ft / 145.7 sq m (includes garage)

For identification only - Not to scale



Energy Efficiency Rating	Current	Future
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G	11	
Not energy efficient - higher running costs		
England & Wales		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Symonds & Sampson. REF: 852685



SturAg/AJT/May2026



01258 472244

sturminster@symondsandsampson.co.uk
Symonds & Sampson LLP
Agriculture House, Market Place,
Sturminster Newton, Dorset DT10 1AR



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