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& Sampson



The Old Rectory

Church Hill, Buckhorn Weston, Gillingham, Dorset

The Old Rectory

Church Hill
Buckhorn Weston
Gillingham
Dorset SP8 5HS

A striking and imposing former Rectory with wonderful far-reaching views and secondary accommodation in the heart of this popular village.



- Imposing former Victorian Rectory
 - 4 reception rooms
- Separate Coach House and flat
 - Central village location
- Popular village with views over Blackmore Vale
 - Heated indoor swimming pool
- Paddock with track access. In all about 1.29 acres

Guide Price **£1,800,000**

Freehold

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THE DWELLING

The Old Rectory is a striking and substantial family house built in 1861 occupying an elevated position in the heart of the village. The principal reception rooms are situated off the reception hall to the rear of the house where the gardens and views can be best enjoyed. The accommodation is arranged over three floors and all rooms are generously proportioned and well presented with high ceilings giving an impressive sense of light and space. Throughout the house the rooms benefit from open fireplaces and picture rails adding to the charm and character in keeping with the period. The drawing room and dining room have open fireplaces, the snug incorporates original floor to ceiling built in cupboards and a built in wood burning stove. The orangery, off the drawing room, was built in 2012.

All the principal reception rooms have floor to ceiling French windows and the drawing room and snug have double aspect windows that open south and south west on to the terrace. At the heart of the home is a welcoming kitchen/breakfast room, featuring a four-oven oil-fired Aga, complemented by a separate electric oven/microwave, Silestone worktops, shaker cabinetry, and oak flooring complete the space, which is ideal for informal family living. In addition to this is a large utility room, boot room and cloakroom, offering practical space for day-to-day life.

Perhaps one of the property's most unique features is its private indoor swimming pool complete with changing room and French doors to the terrace, it provides year-round leisure in total privacy.

A staircase sweeps from the reception hall to the first floor landing from which all rooms are accessed. The master bedroom is spacious and light with double aspect windows allowing for excellent views across the open countryside and has an impressive fireplace and large en-suite shower room. There are four further bedrooms on the first floor, all of which are a good size, a large family bathroom with separate shower cubicle and WC with basin. There is also a former school room currently used as a playroom.

The second floor

This is made up of five good sized bedrooms, two of which are accessed off a sitting room with adjacent shower room and a sixth bedroom currently used as a store room. There is also a cinema room and a large family bathroom.





ACCOMMODATION

See Floorplan:

Cellar

Ground floor - Hall, drawing room, dining room, snug, kitchen/breakfast room, orangery, utility room, boot room & cloakroom.

First floor - Four / five bedrooms, school room, 2 bathrooms, 1 wc and basin.

Second floor - Five bedrooms, store/bedroom six, cinema room, study, two bath/shower rooms.

The Coach House

Ground floor - Sitting room, kitchen, cloakroom.

First floor - Two bedrooms, bathroom.

Flat

Kitchen/living room, bedroom, bathroom

OUTSIDE

The property is approached through a pillared entrance, with electric gates, to a sweeping circular drive with central fountain. There is parking for a number of cars. The triple garage provides further parking and storage, complementing the ample space offered by the main drive. To the rear of the house, a large stone terrace runs the full width of the building, accessed by several sets of French doors from the main reception rooms and the pool. This is an ideal space for outdoor dining, entertaining and enjoying the views. Beyond the terrace, the formal gardens extend to

approximately 0.78 acres, with expanses of lawn bordered by herbaceous beds, mature trees and ornamental shrubs, while adjacent to the garden and with vehicular access down the side of the house, is a paddock measuring about 0.21 acres with the whole being 1.29 acres.

THE COACH HOUSE

Located at the front of the property and accessed via the main drive, the Coach House is an exceptional asset offering versatility and potential income. Divided into two distinct sections, the building houses a beautifully presented two-bedroom holiday let on one side, The other half comprises a self-contained one-bedroom flat above the triple garage - ideal for extended family, guests, or staff accommodation.



SITUATION

Buckhorn Weston is a delightful North Dorset village very close to the Dorset/Somerset border and within 3 miles of Gillingham and about 4 miles from Wincanton. The village is home to a renowned pub, The Stapleton Arms and also the 13th century church of St. John The Baptist.

The towns of Gillingham and Wincanton have a wide range of shops and services for everyday needs with Waitrose in Gillingham and a large Morrisons in Wincanton. There are many excellent state and private schools in the area and mainline services to London Waterloo from Gillingham and Templecombe and to Paddington from Castle Cary.

The A303 is about 4 miles and A30 is about 2 miles away giving excellent road access to London and the West Country.

DIRECTIONS

What3Words///began.meatball.gong

SERVICES

Mains water, electricity and drainage are connected to the property. Oil fired central heating.

The Old Rectory benefits from wind turbine generated electricity and solar panel generated electricity with battery storage. The electricity produced is free for The Old Rectory with the turbine and panels being on adjoining land belonging to Worthy Hill Farm.

MATERIAL INFORMATION

Standard & superfast broadband is available.

There is mobile coverage in the area, please refer to Ofcom's website for more details.

(Ofcom <https://www.ofcom.org.uk>)

Council Tax Band: H

Restrictive Covenants: Alcohol can not be sold on the premises.

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Gross Internal Area (Approx.)

Main House = 708 sq m / 7,660 sq ft

Coach House = 78 sq m / 839 sq ft

Triple Garage = 45 sq m / 489 sq ft

Flat = 42 sq m / 453 sq ft

Total Area = 873 sq m / 9,441 sq ft



STU/GWB/1025/0426



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