



# BOVERIDGE HOUSE



DORSET



# BOVERIDGE HOUSE

CRANBORNE ~ WIMBORNE  
DORSET ~ BH21 5RU

*Wimborne 11 miles, Ringwood 12 miles, Salisbury 14 miles*

*(All distances and times are approximate)*

- Grade II Listed House of 22,248 sq ft
  - Converted stable block
- Current planning use is C2, Residential Institution
- Two three bedroom cottages. EPC ratings F & G.
- Total gross internal area 29,268 sq ft
  - Outbuildings and garages
  - Extensive formal gardens
  - Set in 15.33 acres

*Former residential school of 22,248 sq ft set in  
beautiful grounds in a private location*

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## EXECUTIVE SUMMARY

- Rare opportunity to lease an extensive education property with residential institutional use for immediate occupation and use.
- Grade II Listed House circa 22,248 sq ft located at the end of a long drive.
- Stable Yard converted to Class Rooms, 4,424 sq ft.
- Current planning use is **C2, Residential institution.**
- Two three bedroom Cottages.
- Outbuildings and garages.
- Extensive well maintained formal gardens planned by Gertrude Jekyll.
- Areas of informal grounds and tennis court.
- Located within the highly desirable Cranborne Chase.
- New lease to be granted.
- Set in 15.33 acres.

## LOCATION

Boveridge House is found in the Cranborne Chase Area of Outstanding Natural Beauty, set amongst beautiful rolling parkland and farmland. The property is approached along a quiet shared drive.

Boveridge House lies to the north east of the thriving village of Cranborne. The village has an excellent range of local facilities including two public houses, restaurant, shop, post office, first and middle school, doctors' surgery, veterinary surgery, garden centre and village hall. There is also a historic church and Manor House.

Further shopping facilities are available in the nearby town of Wimborne, whilst the Cathedral city of Salisbury offers an extensive range of leisure and recreational facilities. Communications are excellent with mainline rail services to London Waterloo from Salisbury taking 85 minutes or from Southampton Parkway from 66 minutes. Access to the motorway link via the A31 at Ringwood, is only 10 miles from junction 1 of the M27, linking with the M3 to London.







## DESCRIPTION

### Boveridge House

Boveridge House was designed by William Evans of Wimborne and built post 1788 for Henry Brouncker. The House was extended and reroofed for F H E Brouncker in 1887.

In 1920, Charles Wilfred Gordon and his wife, an enthusiastic amateur gardener, commissioned Thomas Mawson to provide plans for new formal gardens around the house. Gertrude Jekyll provided planting plans which were implemented in the 1920s.

It remained the property of the Gordon Family until 1970 when it was bought by Viscount Cranborne. As part of the Cranborne Estate the House and grounds were, until autumn 2014, let on a lease as an independent specialist school for students with complex communication needs and other associated learning difficulties.

Boveridge House lies in a private location at the end of a long sweeping drive in an elevated position with wonderful parkland

views, especially to the south and the west.

The drive leads up to the carriage court to the west of the House which comprises a central circular lawn enclosed by a circular gravel carriage turn. To the west of the carriage turn an arch leads to the early 19th Century stable yard.







The main entrance and west facade of the house has a single storey Greek Doric portico which serves as a port-cochère.

The south facade has a central canted bay window, while at the south-west corner is an open arcaded loggia which extends across the western end of the upper terrace. The east facade of the house assumed its present form when the House was extended in 1920s by two bays in order to balance out the central bay window on the south facade. A service wing extends from the north-west corner of the House with a yard and stores beyond, adjacent to the service drive.

Many of the main rooms in the house have moulded cornices, panelling and various enrichments fashioned in a mid 18th Century style with marble fireplaces. The apsidal Entrance Hall of the House with Ionic colonnade leads through to the Inner Hall. The Inner Hall has a canted bay with balustrade parapet and French doors out to the south terrace. Sat centrally within the Inner Hall is a large marble fireplace with ornate wooden over mantle.

The Drawing Room which runs the length of the eastern facade has a parquet floor, high quality panelling with pilastered fireplace and shell-headed niches. Another room of note is the Library with a large bay window at the northern end of the room.

The Cellar runs almost the length of the House with wine store and rooms which have been used recently as games rooms.

A stone staircase with wrought-iron balustrade leads up to the first floor which comprises nine bedrooms and five Bath/Shower Rooms. On the second floor are a further ten Bedrooms and three Bath/Shower Rooms.

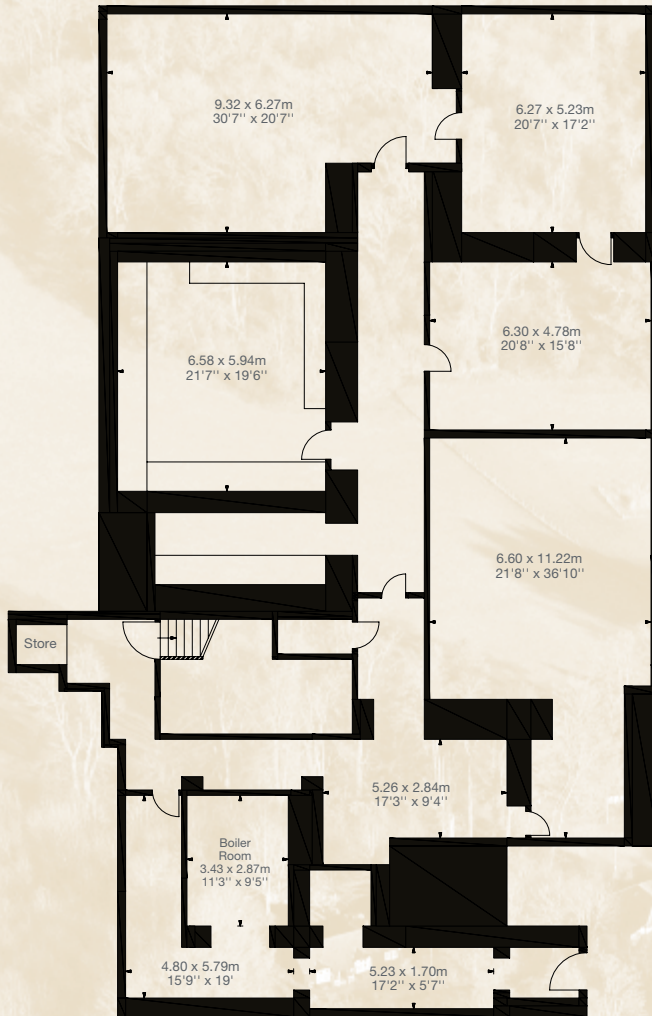


# BOVERIDGE HOUSE

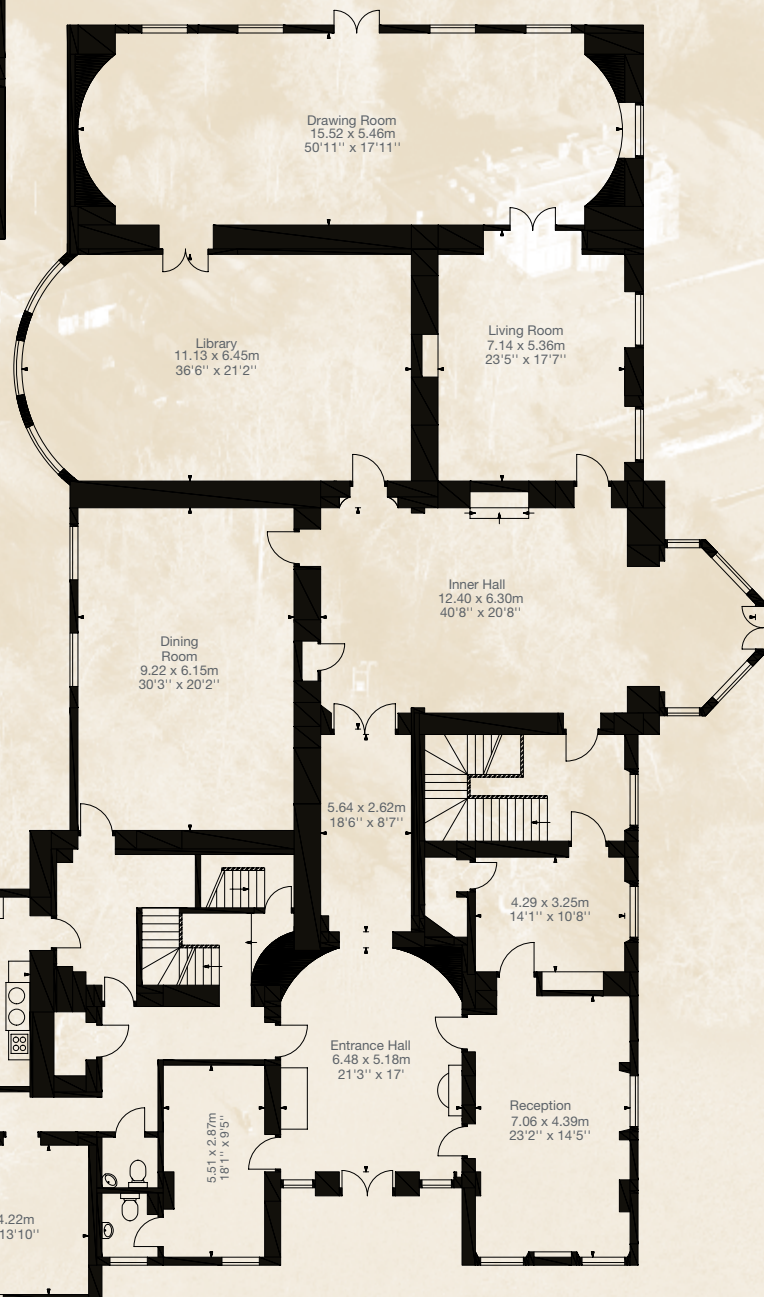
Gross internal area (approx):-

**HOUSE** = 22,248 sq ft ~ 2,067 sq m

(Including Cellar)



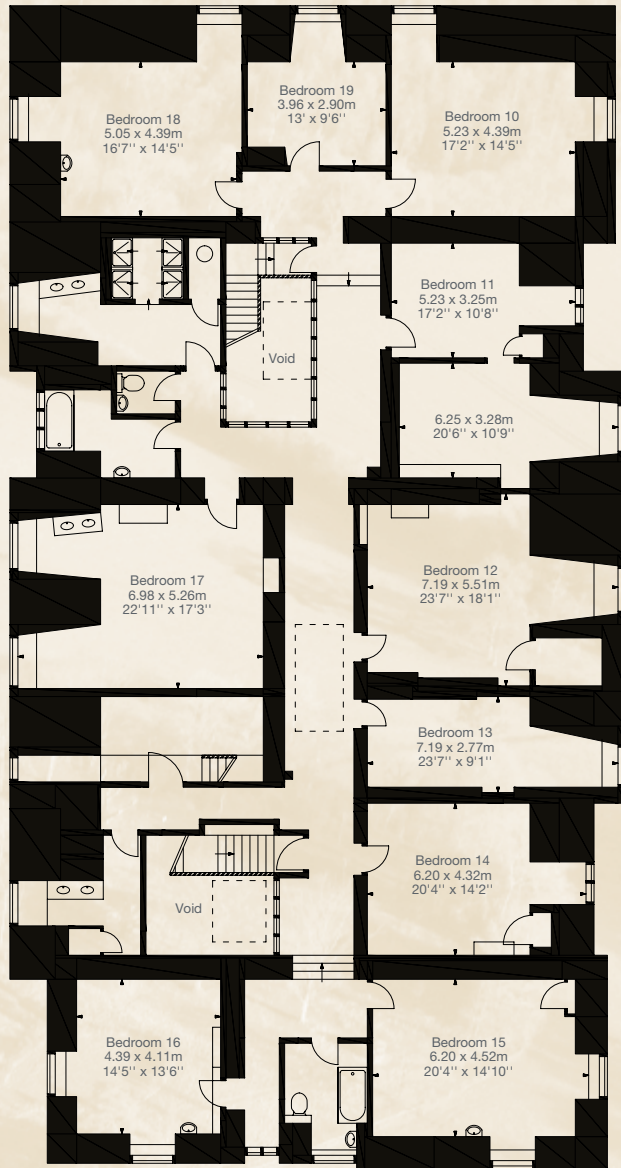
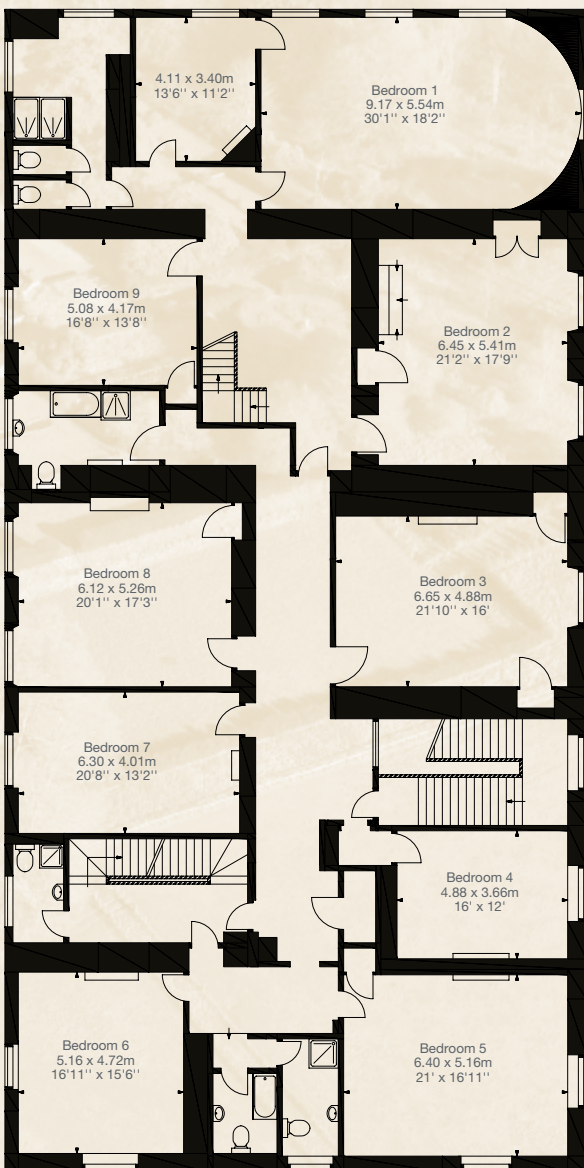
Cellar



Ground Floor



### First Floor



### Second Floor

NOT TO SCALE

For Identification Purposes Only.



### Stable Yard and 8 Boveridge

The Stable Yard is approached through an archway from the carriage court. The stables dating from the early 19th Century are built of brick under slate roofs, have all been converted in to class rooms and store rooms. There is also a class room with two fitted kitchens. Please refer to the floor plans for room dimensions and layout.

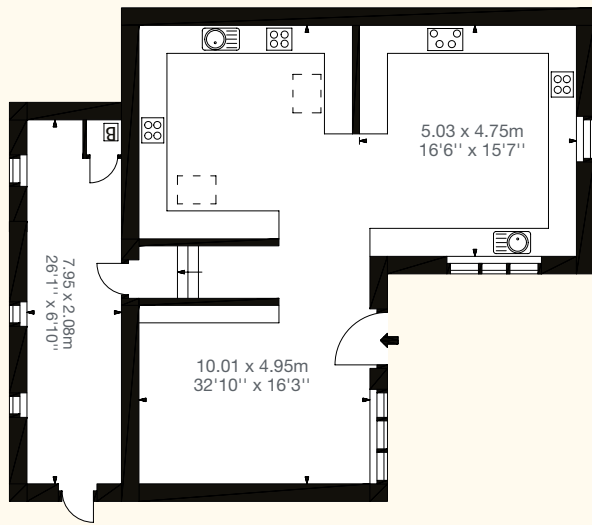
Standing Block Building	Sq Ft	Sq M
1	1,040	97
2	992	92
3	1,309	122
4	1,083	101
<b>TOTAL</b>	<b>4,424</b>	<b>412</b>

8 Boveridge is a three bedroom cottage located in the south-west corner of the stable yard. On the ground floor there is a Kitchen, Sitting Room, Dining Room and Study. The first floor comprises three Bedrooms and a Bathroom. EPC rating G.

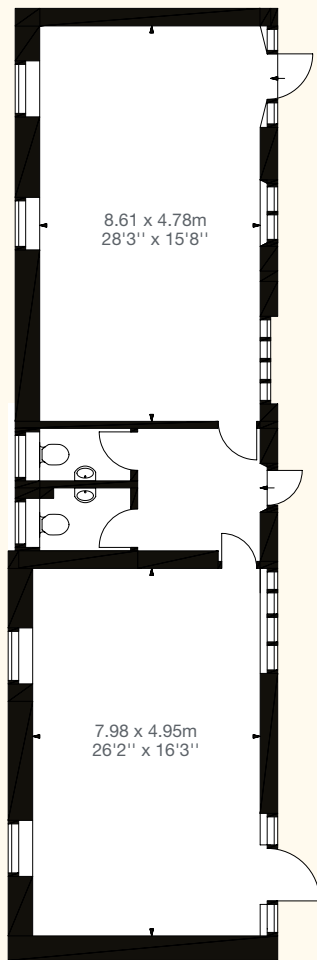
### 7 Boveridge

7 Boveridge is a pretty three bedroom cottage located in a secluded position to the west of Boveridge House and Stable Yard. On the ground floor is a Kitchen, Living Room, Dining Room, two Bedrooms, Bathroom and a downstairs WC. On the first floor is the third Bedroom and Shower Room. The cottage is surround by a good sized garden laid to lawn and there is a car port to the west of the cottage. EPC rating F.



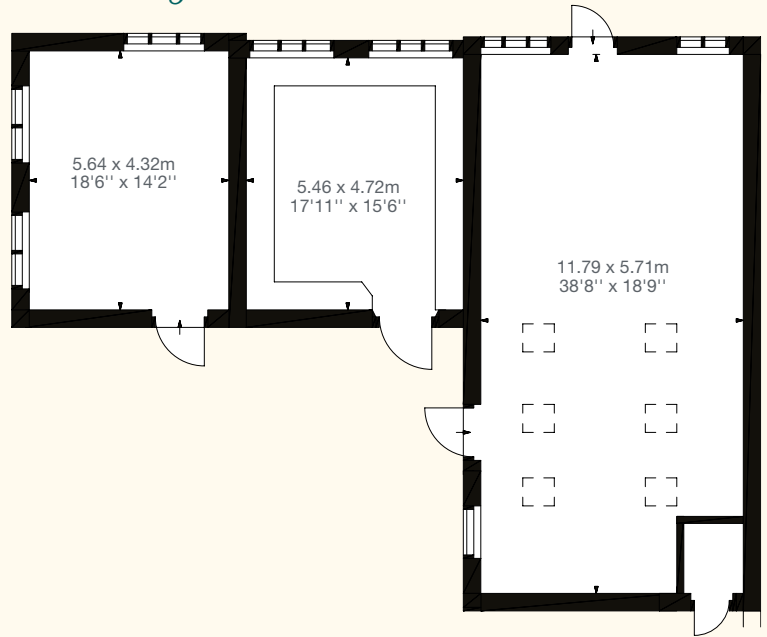


Stable Block 2

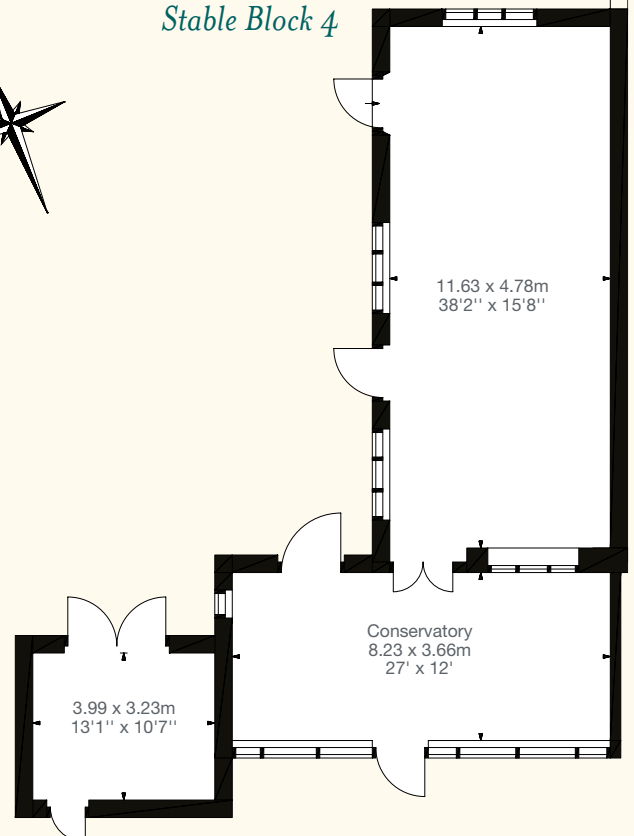


Stable Block 1

Stable Block 3



Stable Block 4



Gross internal area (approx):-

STABLE BLOCK 1 = 1,040 sq ft - 97 sq m

STABLE BLOCK 2 = 992 sq ft - 92 sq m

STABLE BLOCK 3 = 1,309 sq ft - 122 sq m

STABLE BLOCK 4 = 1,083 sq ft - 101 sq m

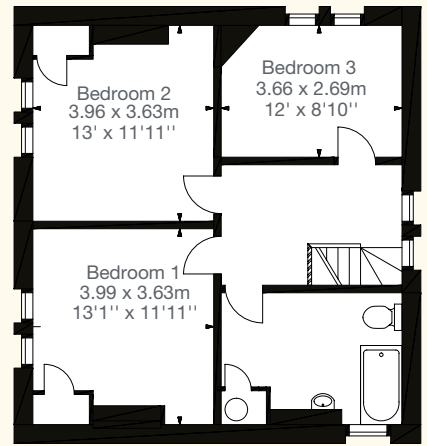


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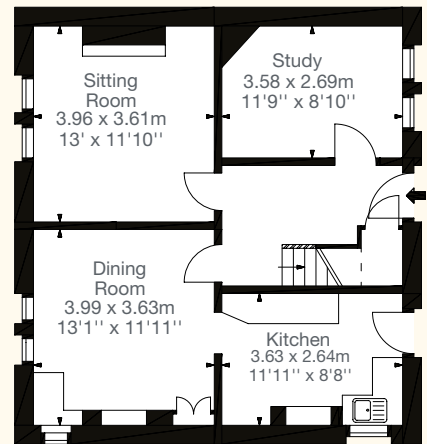
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8 Boveridge



First Floor (8 Boveridge)



Ground Floor (8 Boveridge)



7 Boveridge



Gross internal area (approx):-

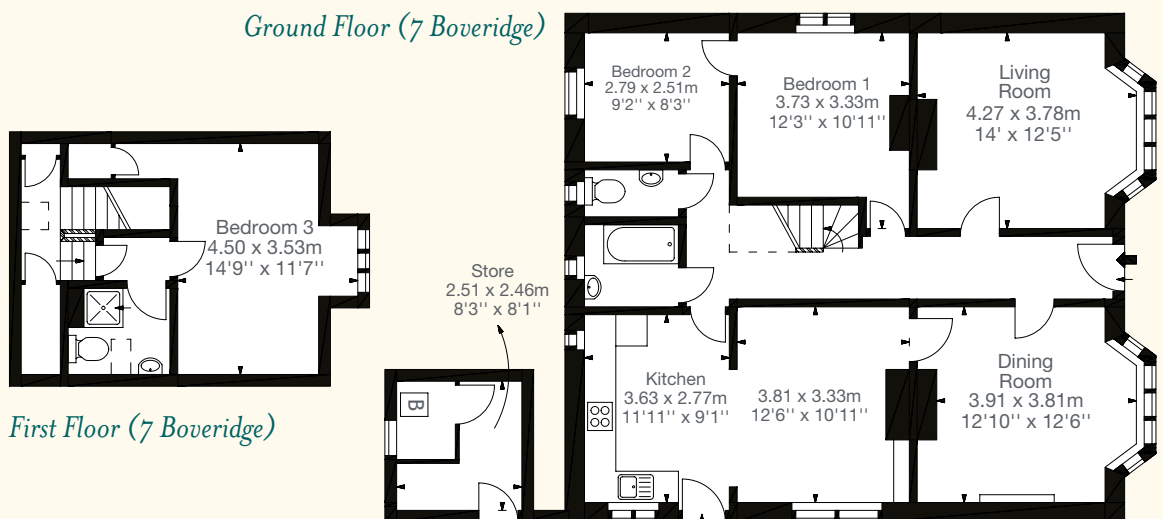
7 BOVERIDGE = 1,298 sq ft - 120 sq m

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Ground Floor (7 Boveridge)



First Floor (7 Boveridge)



## GARDENS AND GROUNDS

The garden and grounds at Boveridge House are one of five sites in East Dorset included in the “Register of historic parks and gardens of special historic interest in England” compiled by English Heritage and are Grade II Listed.

The early 20th Century formal gardens are situated to the south and south east of the House. Six terraces descend below the south facade of the House. Stone steps placed on both central axes of the south and east facades lead down from the upper terrace. Clipped yew hedges and grass walks flanked by borders planted predominantly with herbaceous plants characterise the garden along with the terrace gardens and water features.



The six terraces to the south of the House include the Herbaceous Terrace which in turn leads to the Mercury Garden, The Canal Terrace featuring a rectangular canal with octagonal pools and below which lies the Bowling Green Terrace.

Four terraces descend below the east facade of the house, the lowest of which is known as the Pool Terrace bordered by mature yew hedges, with a central rectangular pool.

Areas of informal garden are located to the east of the formal gardens and include a flood lit tennis court.

### Outbuildings

There are several garages, workshops and store room located to the north and north-east of the House which help to service the running of the property. These are shown on the plan.







# INFORMATION PAGE

## Directions

From Salisbury head south on the A345 towards Blandford. At the Sixpenny Handley Roundabout take the first exit on B3081, signposted Cranborne 4 miles. Follow this road and after approximately two miles take the first left hand turn signposted to Cranborne. At the next T-junction turn left into the village of Cranborne.

Follow the road through Cranborne. Just after a mile from leaving Cranborne pass a turning on your left hand side. The entrance to Boveridge School can then be found on the left.

If you are using a SAT NAV please use the following post code which will bring you to the entrance of the driveway: BH21 5RT.

## Disposal Method

Boveridge House is available to let with full vacant possession of the whole site.

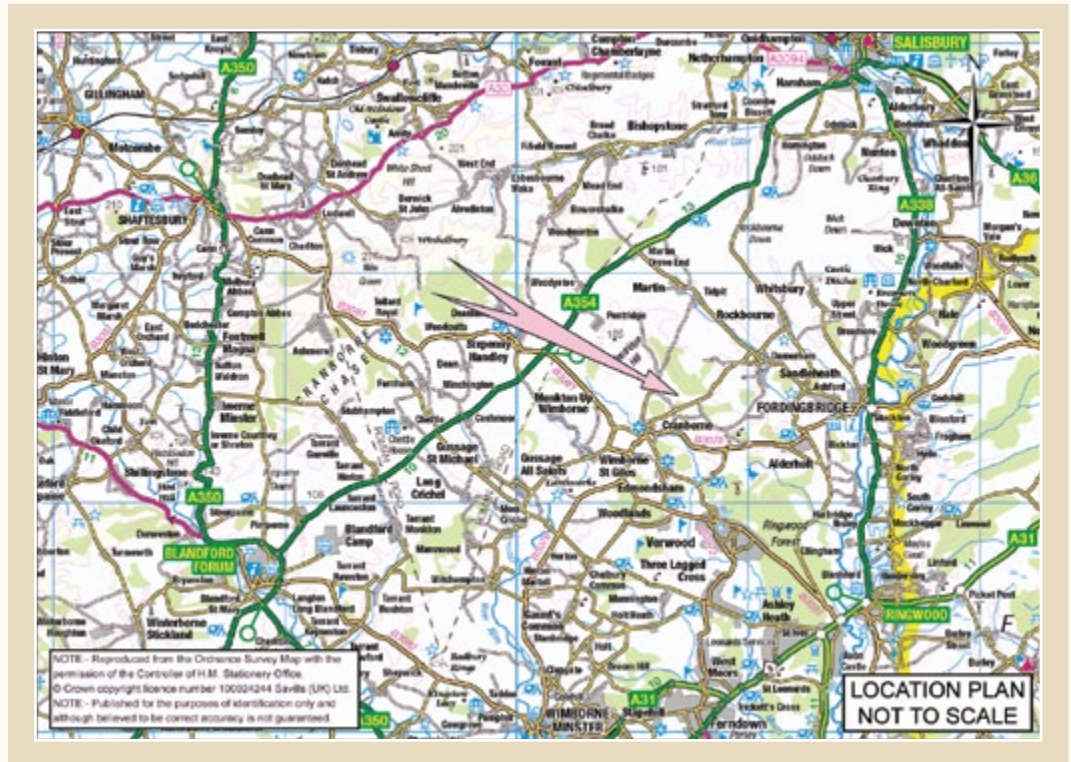
Our client's preference is for proposals on the basis of a full repairing and insuring lease with RPI linked rent reviews implemented five yearly for a term in excess of 20 years. The security of tenure provisions of the Landlord and Tenant Act 1954 would be excluded.

Rental offers are sought.

## Services

All the properties benefit from a private water supply, mains electricity and private drainage.

Boveridge House and 7 Boveridge have the benefit of oil fired central heating. 8 Boveridge has electric heating. Calor Gas tanks serve the Stable Yard.



## Viewing Arrangements

Strictly by appointment with the Agents.

## Local Authority

East Dorset District Council  
01202 886201

## Council Tax

7 Boveridge – Band D  
Boveridge House – Band H

## Planning

Boveridge House, Gardens and Park are Grade II Listed. Boveridge House current planning use is C2, Residential institution.

## Fixtures and Fittings

The property is available with fixtures, fittings and equipment as currently in-situ. Parties should make their own inspection and investigations in this regard.

## VAT

Should the lease of the property or any right attached to it become a chargeable supply for the purpose of VAT,

such tax shall be payable in addition to any monies to be paid during the course of the disposal.

## Important Notice

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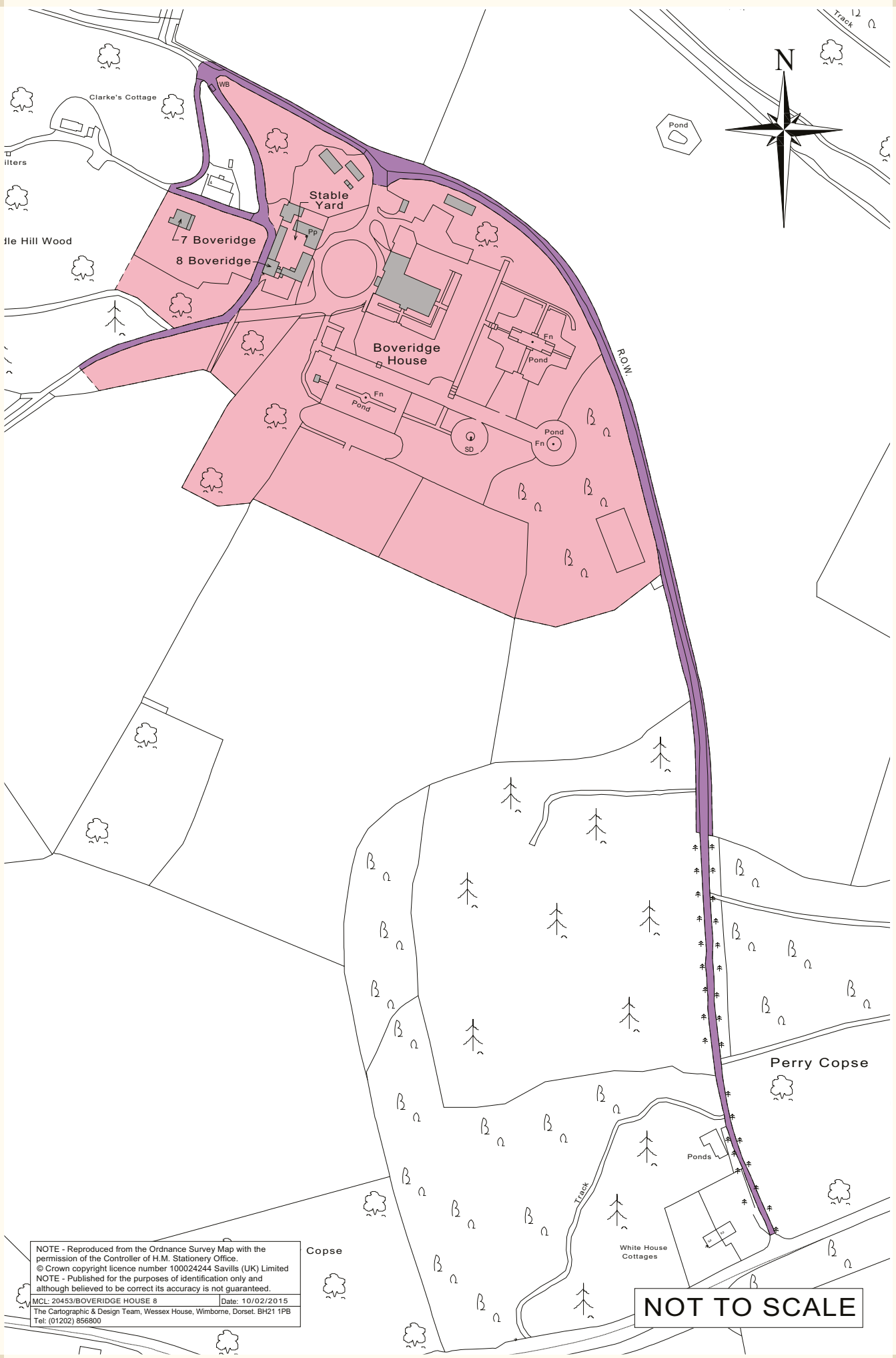
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The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function; prospective purchasers/tenants should satisfy themselves as to the fitness of such equipment for their requirements.

We have not made any investigation into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

Photographs and Particulars prepared in January 2015.



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 MCL: 20453/BOVERIDGE HOUSE 8 Date: 10/02/2015  
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**NOT TO SCALE**

