



## THE WILLOWS

### BUCKHORN WESTON, GILLINGHAM, DORSET

Spacious Modern Country House With Annexe In An Acre Of Grounds



## SITUATION

Gillingham 5 miles, A303 4 miles, Wincanton 3 miles, Shaftesbury 9 miles, Castle Cary 14 miles.

**Airport:** Bristol International 39 miles.

**Trains:** Gillingham to London/Waterloo approx 2hours.

The Willows sits centrally within its plot and is located in a semi-rural location on Moor Lane, between Buckhorn Weston & Wincanton with good road access to both as well as being midway between the A30 & A303.

**Education** Good range of local public and private schools nearby including: Gillingham, Port Regis and St Mary's at Shaftesbury, King's, Sunnyside and Sexey's at Bruton, Sherborne boys and girls, Bryanston and Claysmore at Blandford and Millfield at Street. Independent schools details [www.iscis.uk.net](http://www.iscis.uk.net). State schools information from [www.north-dorset.gov.uk](http://www.north-dorset.gov.uk)

**Local, Sporting & Recreational** St John the Baptist Church and the excellent Stapleton Arms Public House are located in the village. Gillingham offers a wide range of shopping and recreational facilities including Waitrose, with further choice of retail facilities in Wincanton.

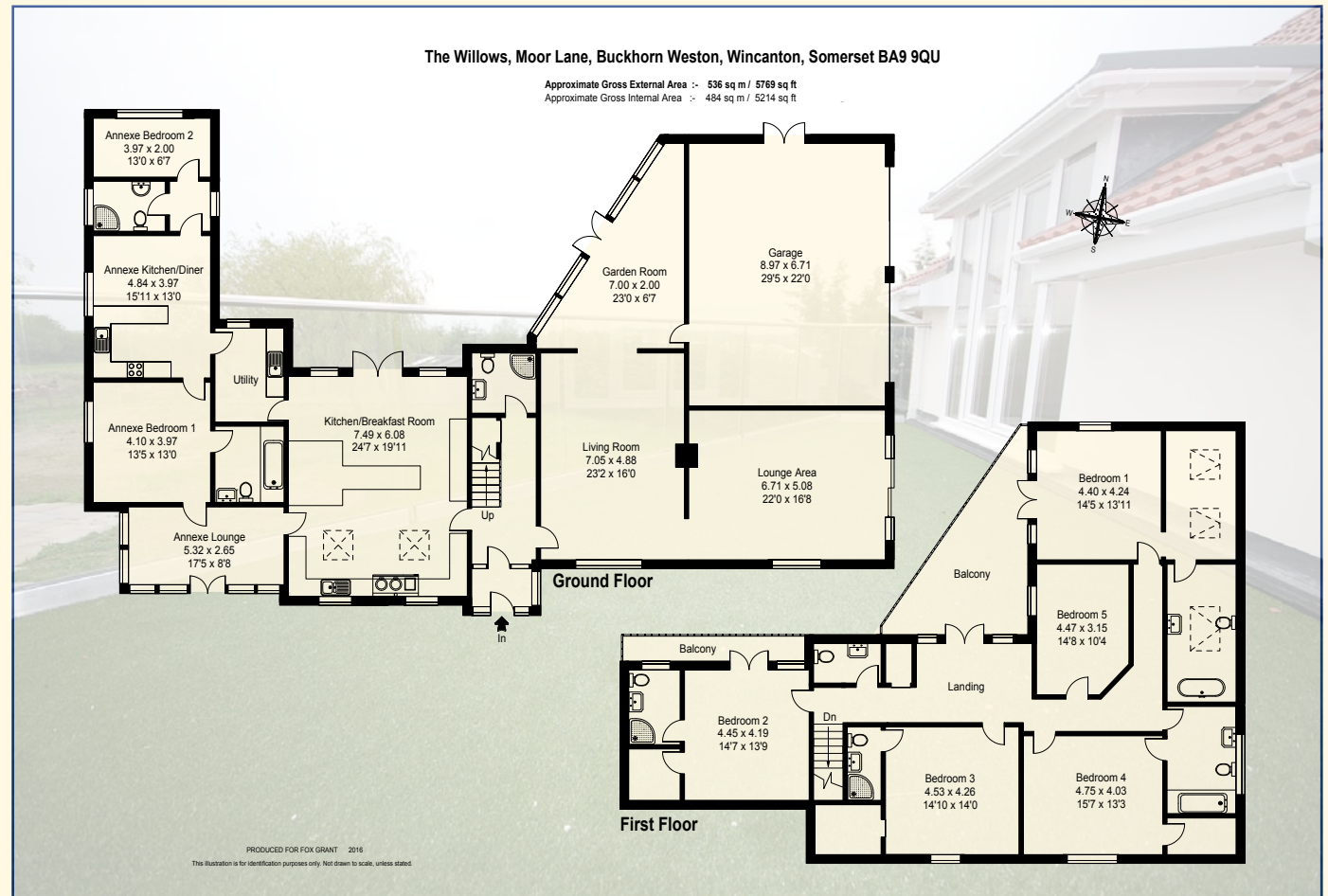
Hunting is with the Blackmore & Sparkford Vale. Racing is at Wincanton and Salisbury. Walking and cycling can be enjoyed along the bicycle trail from Shepherds Hill, as well a network of footpaths close to the property. For further tourism and leisure information see [www.dorsetforyou.com](http://www.dorsetforyou.com)

## THE WILLOWS

Constructed of whitewashed rendered elevations under a tiled roof; this recently extensively re-modelled and enlarged family house is strikingly spacious and light throughout with ample entertaining space both inside & out on the expansive patio; complimented by five double bedrooms [four being suites] and two balconies. Externally there are mature lawned gardens with considerable gravelled parking and a larger than average integral double garage.

The accommodation comprises:-

- 5 double bedrooms (4 with en-suites & walk-in wardrobes)
- Living Room / Lounge Area with central fireplace
- Garden room opening onto Large Patio
- Kitchen/ breakfast/ dining room
- Utility room
- Oversized integral garaging with electric doors



## Attached Annexe

Ideal for elderly relative / nanny or for utilising as a home office

- Kitchen/ Diner
- 2 bedrooms & shower room
- Sun lounge

## Outbuildings

- Sizeable garden store

## LAND

The house sits in just under an Acre of gardens. In addition the drive is owned by the property & access is granted to the property to the rear; a small turnout paddock [orange on plan] of about 0.2 Acre is located opposite the drive.

In addition there is the possibility of a further triangular shaped paddock [yellow on saleplan] of about 0.6 Acre being available to purchase/ swap with the neighbour at the rear – full details available upon request from the agent.

## AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and OS plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Services have not been tested. Purchasers must satisfy themselves by inspection or otherwise.

**Local Authority Plans, Areas and Schedules** These are based on the Ordnance Survey and are for reference only. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

**Health & Safety** Given the potential hazards of a farm we would ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around farm buildings and machinery. Children must be supervised by their parents on site.

**Town and Country Planning** The property is sold subject to any development plans, tree preservation orders, ancient monument orders, town planning schedules and resolutions, which may or may not come into force. Purchasers will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the estate.

**Rights of Way** There are no known rights of way across the property.

**Authorities** South Somerset District Council Tel: 01935 462462

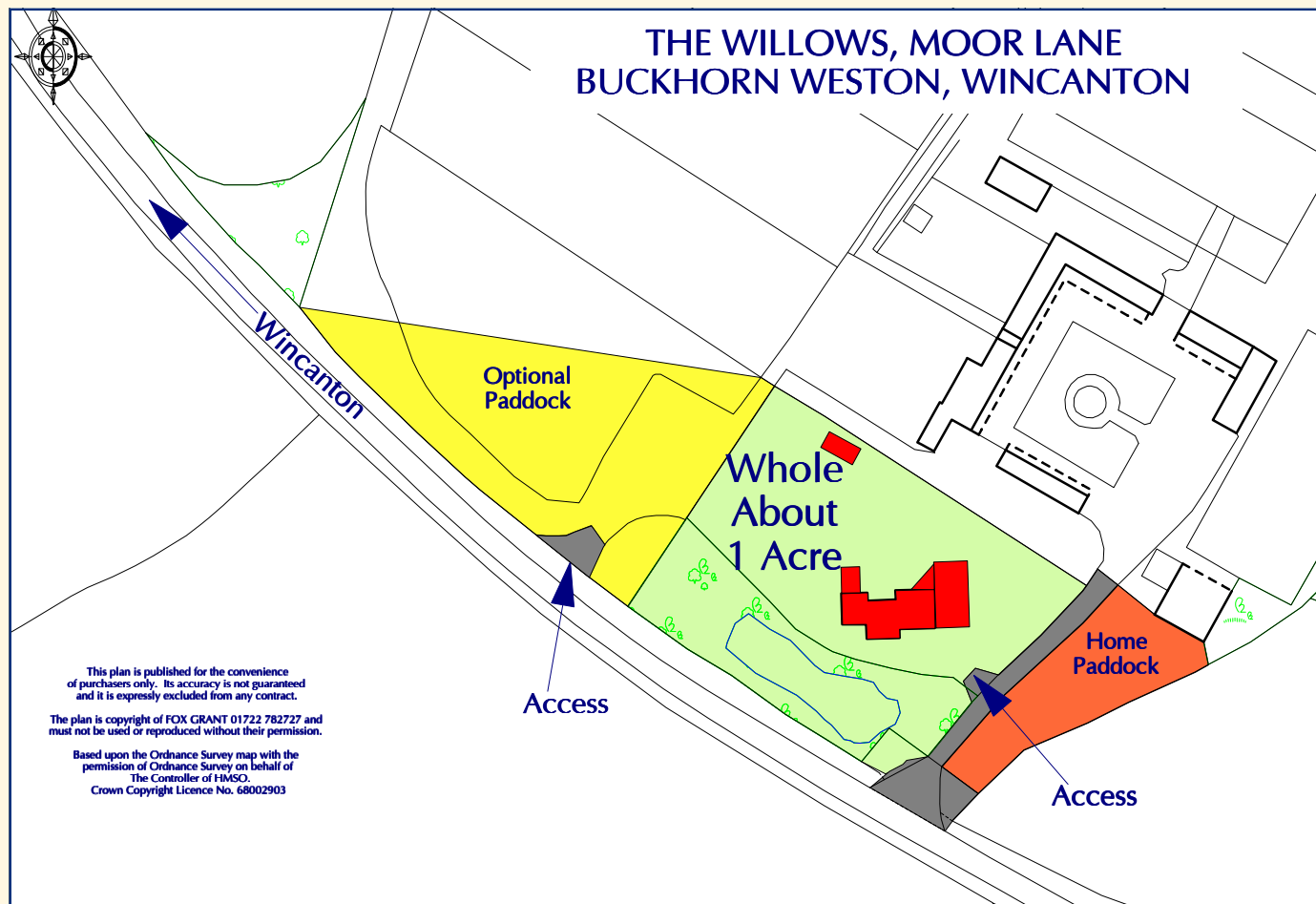
**Council Tax** Band D. Amount payable £1,591.58 2016/17.

**Services** Mains electricity, water, private drainage to a septic tank. Underground LPG tank supplying central heating [new boiler installed 2015] & cooker.

**Energy Performance Certificate (EPC)** TBC

**Fixtures & Fittings** Unless mentioned specifically all fixture, fittings and garden ornaments are excluded from the sale but may be available by negotiation.

**Particulars** Prepared by Phil Howard in May 2016.







**THE WILLOWS  
BA9 9QU**



**Phil Howard**



**William Grant**

**DIRECTIONS**

From Salisbury & A303 head west towards Wincanton. Exit at Wincanton turning right at the roundabout onto the B3081. Continue east towards Wincanton town and turn right at the T-junction signposted Buckhorn Weston. Continue for approximately 2 miles and The Willows will be located on the left hand side by the For Sale board.

Postcode: **BA9 9QU**

**VIEWINGS**

All viewings strictly by appointment through the agents on 01722 782727. For further information or to book a viewing please contact Phil Howard or William Grant ~ Email phil@foxgrant.com

[foxgrant.com](http://foxgrant.com)