THE WALLED GARDEN
TINCLETON • DORCHESTER • DORSET

A SUPERB FIVE BEDROOM HOUSE SET WITHIN A DELIGHTFUL WALLED GARDEN OF ABOUT 1.75 ACRES

ACCOMMODATION

Porch • Entrance hall • Dining room • Sitting room • Drawing room • Study • Kitchen/family room • Utility room
Rear hall • Bedroom one with en suite shower room • Bedroom two with en suite shower room • Bedroom three with en suite bathroom
Bedroom four • Bedroom five with en suite shower room and boiler room • Family bathroom • Propane gas fired central heating • Sealed unit double glazing
Gravelled driveway approached through electric wrought iron gates leading to extensive parking/turning area • Detached double garage
Splendid secluded walled gardens, mainly lawned with paved terracing, well stocked beds and borders, trellising and mature trees • All weather tennis court

About 1.75 acres

Savills Wimborne
Wessex House, Wimborne
Dorset, BH21 1PB
snevillejones@savills.com
01202 856800
SITUATION
The Walled Garden is located to the rear of Clyffe House at Tincleton which has been divided into a number of houses and cottages and provides a fine rural and secluded setting. The nearby villages of Tolpuddle and Puddletown provide between them a variety of facilities including churches, public houses, schools and village shops. The towns of Dorchester, Wareham, Blandford and Poole provide an excellent variety of shopping, educational, recreational and cultural facilities. There are good communications in the area with a mainline railway service available from Dorchester, Wool, Moreton or Wareham to London Waterloo and the A31, which joins the A31, provides a route along the M27/M3 to London is located to the North at Tolpuddle. This area is well served by independent schools at Bryanston, Clayesmore, Sherborne, Castle Court, Dumpton and Canford. There are excellent sporting facilities including water sports along the Dorset coastline, fishing (subject on permit) on the Rivers Piddle and Frome, golf at Wareham, Dorchester and Broadstone and horse racing at Wincanton, Exeter, Salisbury and Bath.

DESCRIPTION
The Walled Garden has attractive brick elevations under a tiled roof and was built in 1986 in what was previously the kitchen garden to Clyffe House. This secluded property has excellent light and spacious accommodation which includes four reception rooms, superb kitchen/family room with roof light, utility room, five bedrooms, three with en suite shower rooms, one with en suite bath/shower room and one with an adjoining family bathroom. The house benefits from sealed unit double glazing, propane gas fired central heating and the gardens, which are surrounded by a high brick wall, provide a magnificent secluded setting and are predominantly laid to lawn, being interspersed with a wide variety of mature trees, ornamental pond, well stocked beds and borders and an all weather tennis court.

OUTSIDE
The Walled Garden is set within a high old brick wall in what used to be the kitchen garden for the adjacent Clyffe House. Double iron electric gates open onto a gravelled driveway leading to a parking/turning area, detached double garage and an area suitable for storage. The gardens provide a truly unique setting and comprise sweeping lawns, interspersed
with a good variety of mature evergreen and deciduous trees, ornamental pond with fountain, well stocked flower/shrub beds and borders, hedging and paved terraces to the front and rear of the house. The property also owns a small area of woodland located just outside the gardens.

**Directions**
From Dorchester take the A35 heading in an easterly direction. After bypassing Puddletown and Tolpuddle, take the right hand turn onto the B3390 signposted to Affpuddle. Proceed along this road through Affpuddle and take the next turning on your right hand side, signposted Dorchester. Continue to Tincleton and take the right hand turning marked Private Drive which leads to Clyffe House. Proceed up to Clyffe House, pass the main house and after a short distance, you will find The Walled Garden on your right hand side.

**Services**
Mains water and electricity. New (2017) private drainage. Propane gas fired central heating. Please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

**Local Authority**
West Dorset District Council, South Walks House, South Walks Road, Dorchester, Dorset DT1 1UZ.
Tel 01305 251010

**Purchaser’s Note**
The purchasers of The Walled Garden would contribute around £50 per annum towards the cost of the shared private road which leads to Clyffe House.

In addition purchasers would expect to receive £1750 per annum from FIT solar panel payments.

**Post Code**
DT2 8QR

**Energy Performance**
A copy of the full Energy Performance Certificate is available upon request.

**Viewing**
Strictly by appointment with Savills.
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