



BUCKNOWLE HOUSE

BUCKNOWLE • WAREHAM • DORSET



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A FINE VICTORIAN HOUSE IN A LOVELY RURAL LOCATION
WITH GROUNDS OF SEVEN ACRES

ACCOMMODATION

ENCLOSED ENTRANCE PORCH • RECEPTION HALL • CLOAKROOM • SITTING ROOM
DINING ROOM • DRAWING ROOM • KITCHEN/BREAKFAST ROOM
SUN ROOM • UTILITY ROOM • LARDER • CELLAR • 7 BEDROOMS • 6 BATHROOMS/SHOWER ROOMS
GAMES ROOM • STUDY • OIL FIRED CENTRAL HEATING

HERITAGE STYLE GARAGE • HEATED SWIMMING POOL • HARD SURFACE TENNIS COURT
ATTRACTIVE GARDENS • DELIGHTFUL PADDOCK

IN ALL ABOUT 7 ACRES



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DESCRIPTION

Bucknowle House is a magnificent Victorian house which was built in about 1870 for the Factor of the Encombe Estate. Constructed with attractive Purbeck stone elevations under a stone and slate roof, the house offers particularly spacious, well proportioned accommodation with fine views over the splendid surrounding countryside. The house remained in the ownership of the Estate for the next one hundred years before being sold. At that time the adjoining lodge, which links to Bucknowle House on just a single storey level was sold separately. The present owners have been in residence for about twenty five years, during which time they have carried out some sympathetic improvements. These include a new kitchen with a double Aga and central island unit and the construction of a delightful sun room with exposed roof trusses and beams. There are a number of lovely period fireplaces and the house has a light, airy feel with high windows and corniced ceilings. There is oil fired central heating. French windows from both the kitchen/breakfast room and the sun room open onto a terrace which enjoys the panoramic views. Within the extensive grounds is a tennis

court, swimming pool and Heritage style garage.

SITUATION

Bucknowle House occupies a lovely rural location in splendid countryside between the villages of Church Knowle (one mile) and Corfe Castle (one and a half miles). Church Knowle has a public house and a 13th Century church, whilst Corfe Castle offers a wide range of local amenities. Much of the surrounding area is classified as being of Outstanding Natural Beauty and the nearby coastline (about four miles) is designated a World Heritage Site. The historic town of Wareham (six miles) offers an extensive range of amenities including a mainline railway station. The larger towns of Poole, Bournemouth and Dorchester are within easy motoring distance. Sporting facilities in the area include nearby golf courses at the Isle of Purbeck, the Dorset Golf and Country Club and at Wareham. There is horse racing at Salisbury and Wincanton; hunting with the Portman and South Dorset hunts. There are excellent shoots locally and both river and sea fishing. There is an extensive network of bridleways and footpaths, swimming and

boating from Kimmeridge Bay and magnificent bathing beaches at Studland and Swanage. A full range of water sports are within easy reach along the Dorset coast with the large sheltered harbour at Poole, as well as the site of the 2012 Sailing Olympics at Weymouth. There are excellent schools in the area including Canford, Bryanston, Clayesmore, Milton Abbey and Sherborne, together with a number of preparatory schools, good primary and secondary schools.

ACCOMMODATION

Please see floor plans.

OUTSIDE

A long driveway shared with the neighbouring farm leads to brick entrance pillars from where a private gravel drive runs up to the house. Nearby is a Heritage style garage of timber elevations under a clay tiled roof with a weather vane. This comprises a two bay car port and sheds with storage space above (shown on the floor plans). Concealed oil storage tank. Flanking the drive are lawns, trees and shrubs. A gate at the side



of the house opens onto the main garden area. There is a delightful south facing gravelled terrace behind the house enjoying magnificent views. Stone steps lead down to a stone paved pathway with central circular flower bed, flanked by lawns. Further stone steps with a pretty adjoining wall lead down to the lower garden area which is also laid to lawn. Heated swimming pool with paved surround. From the front garden a gate opens to a woodland area leading to the hard surface tennis court. Beyond this is a lovely paddock which is bordered by woodland and hedging from where there are fine views up to the ridgeway. The property extends in all to seven acres.

DIRECTIONS

Take the Wareham bypass along the A351 signposted to Swanage. After approximately five miles, just after entering Corfe Castle, turn right signposted to Church Knowle, driving just below the Castle itself. After three quarters of a mile turn left signposted to Bucknowle Farm and Bucknowle House. Proceed down this private road and shortly before the farm buildings, take the first right through the brick entrance pillars to Bucknowle House. A gravel drive leads up to the house itself.

SERVICES

Mains water and electricity. Private drainage. Please note that the working condition of any of the services or kitchen appliances has not been checked by the agents.

FIXTURES AND FITTINGS

Only those mentioned in the sales particulars are included in the sale. All others such as light fittings, garden ornaments etc are specifically excluded but may be available by separate negotiation.

LOCAL AUTHORITY

Purbeck District Council, Westport House, Worgret Road, Wareham, Dorset BH20 4PP. Tel. 01929 556561

POST CODE

BH20 5PQ

VIEWING

Strictly by appointment with Savills.

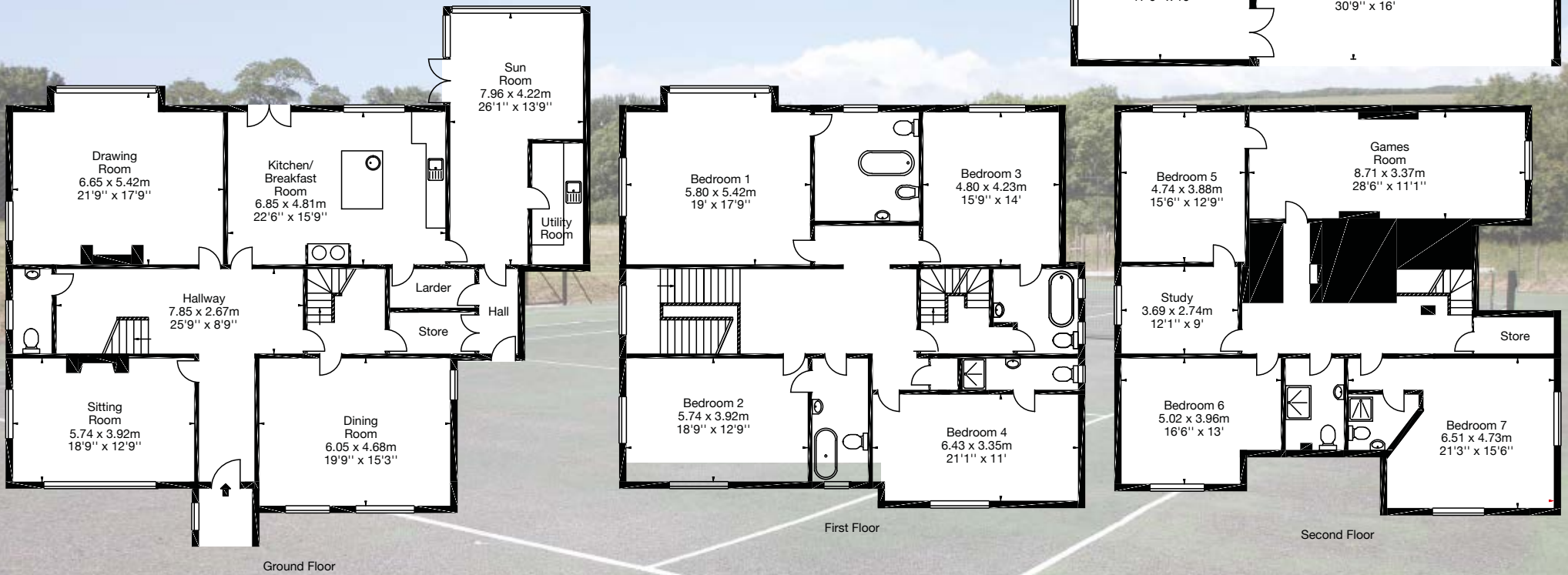
ENERGY PERFORMANCE

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



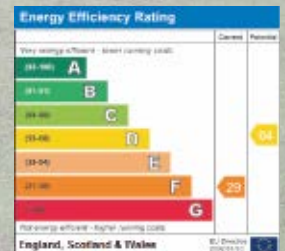
Bucknowle House,
Bucknowle,
Wareham,
Dorset, BH20 5PQ
Approx. Gross Internal Area
5632 Sq Ft - 523 Sq M

Out Building
Approx. Gross Internal Area
919 Sq Ft - 85 Sq M
(Including Carport)



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