

# HIGHER WATERSTON FARM

PUDDLETOWN • NEAR DORCHESTER • DORSET







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## PUDDLETOWN • NEAR DORCHESTER • DORSET

Puddletown 2 miles • Dorchester 4 miles • Weymouth 13 miles • Sherborne 16 miles  
Blandford Forum 16 miles • Poole 20 miles • Bournemouth Airport 27 miles • Salisbury 36 miles  
(All distances and times are approximate)

*A superb family house in the Piddle Valley with tennis court, swimming pool,  
income-generating secondary accommodation, stabling and land*

**Ground floor:** Entrance hall • Drawing room • Sitting room • Dining room • Study • Conservatory • Playroom  
Kitchen / breakfast room • Laundry room • Utility room • Cloakroom

**First and second floor:** 2 bedrooms with en suite bathrooms • 6 Further bedrooms  
3 Further bathrooms • Separate WC

**Traditional brick and flint courtyard:** 4 cottages • Annexe • Barn • Stables • Tack room • Stores

Workshop • Wood store • Pump house • Apple store / garden equipment store • Potting shed

Heated swimming pool with pool house • Hard tennis court

Formal garden • Kitchen garden • Lawns • Paddocks

**In all about 8.03 acres (3.25 hectares)**

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These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

## Situation and Amenities

Higher Waterston Farm is situated about 2 miles west of the small town of Puddletown which has local facilities. The county town of Dorchester is about 4 miles to the south providing an extensive range of shopping, business and recreational facilities. Other towns nearby include the coastal town of Weymouth (13 miles), Sherborne and Blandford Forum (both are about 16 miles away).

Communications in the area include a regular train service from Dorchester to London Waterloo (from 2 hours 45 minutes). The A35 can be joined easily to the south providing a route to the A31, M27 and M3 eastwards or A30 west. The A354 provides a quick link north towards Salisbury. Bournemouth Airport provides scheduled domestic and international flights and there are ferry links from Poole or Weymouth to the Channel Islands and France.

Sporting pursuits in the area include National Hunt racing at Wincanton and Taunton; hunting with the South Dorset, Cattistock or Portman; flat racing at Bath and Salisbury; water sports, sailing and sea fishing are at Weymouth Bay (the 2012 Olympic sailing venue) or along the Dorset Jurassic coastline and golf is at Dorchester (Came Down), Yeovil and Sherborne.

Independent schools in Dorset include Bryanston, the Sherborne Schools for Boys and Girls, Leweston, Canford, Clayesmore, Milton Abbey, Knighton House, Hanford, Sandroyd and Port Regis.





## Higher Waterston Farm

Higher Waterston Farm sits in the centre of its land and is approached by a gravelled drive to a wide parking and turning area in front of the house. This attractive period house is not listed, constructed of brick and part-brick and flint coursed elevations under a slate roof with brick chimneys. The principal elevation incorporates numerous sash windows with views over the surrounding gardens and grounds. The property has many period features including elegant and well-proportioned principal reception rooms with attractive open fireplaces, cornicing and some flagstone floors.

The house is well laid out and is a perfect family home with large reception rooms including a drawing room, sitting room, dining room and playroom on the ground floor, suitable for both formal entertaining and family living. A cloakroom and butler's pantry are conveniently located in the heart of the house. The kitchen / breakfast room, larder, laundry and utility rooms are all arranged around a rear hall with a private study at the far end of the house. A garden room provides an excellent area for relaxed dining and provides a link to the gardens in front of the house.

On the first floor, the dual aspect master bedroom faces south and west with an en-suite bathroom and the guest bedroom also has an en-suite bathroom. A door link to the adjoining bedroom means this could be an excellent nanny's room. There are four further bedrooms, two bathrooms and two linen stores. Two bedrooms on the second floor share a bathroom and a separate WC.

*The accommodation is shown in further detail on the floor plans.*

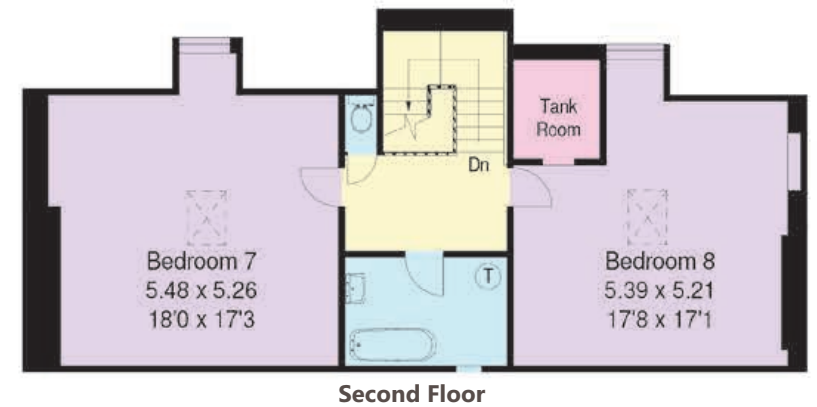
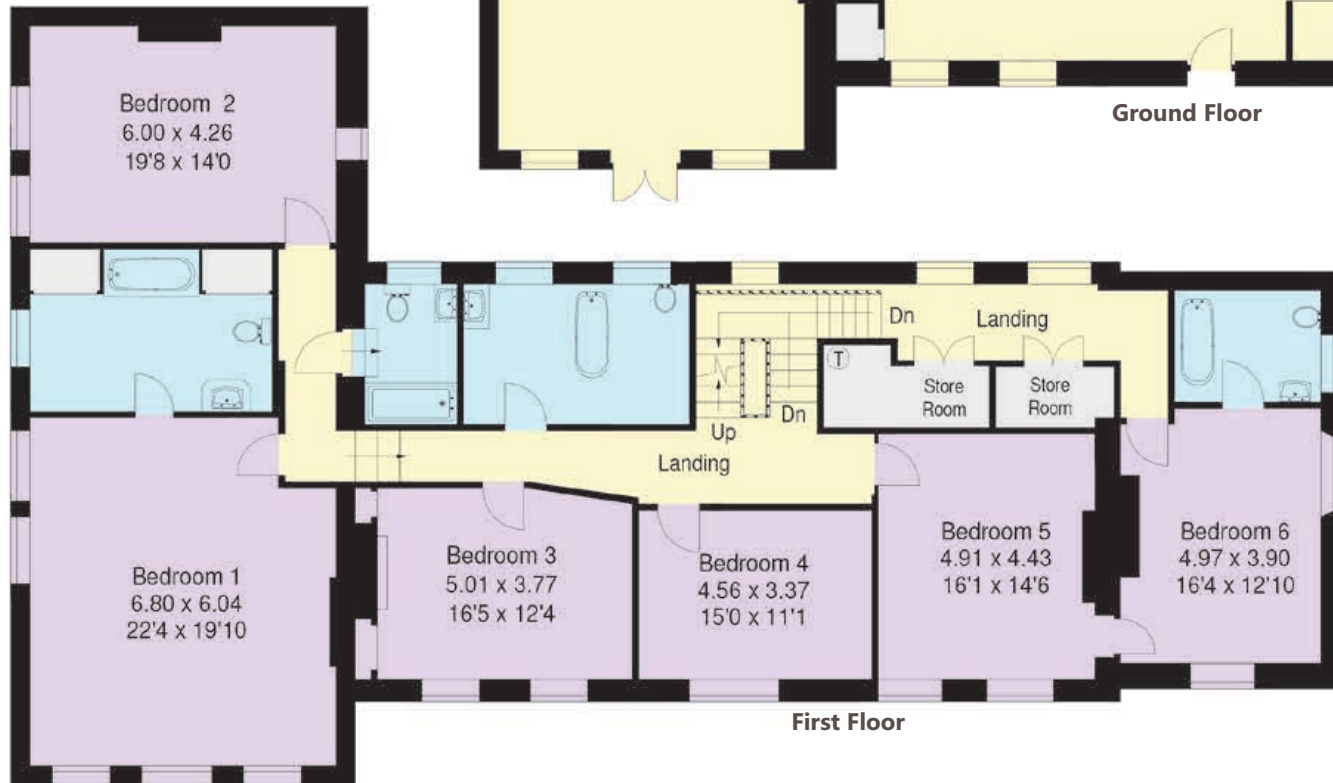




# HIGHER WATERSTON FARM



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation





**Approximate Gross Internal Floor Area**

Main House - 622 sq m / 6695sq ft

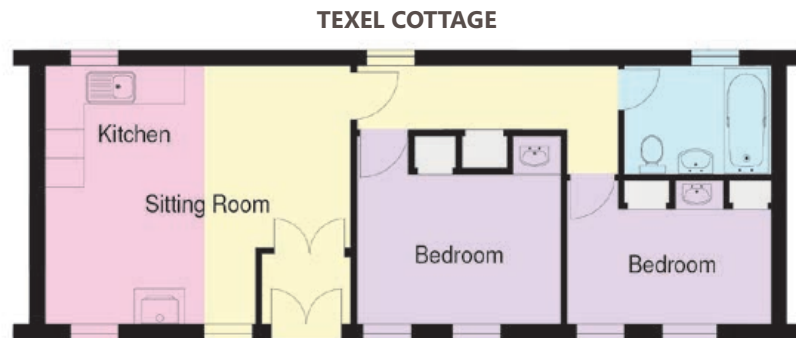
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the brochure.



**ROMNEY COTTAGE**

**LLEYN COTTAGE**

**First Floor**



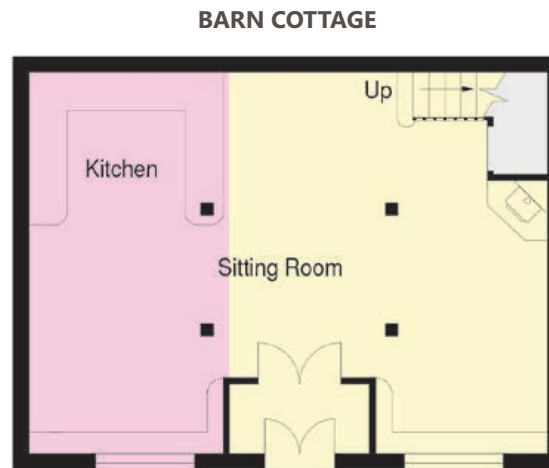
**TEXEL COTTAGE**



**ROMNEY COTTAGE**

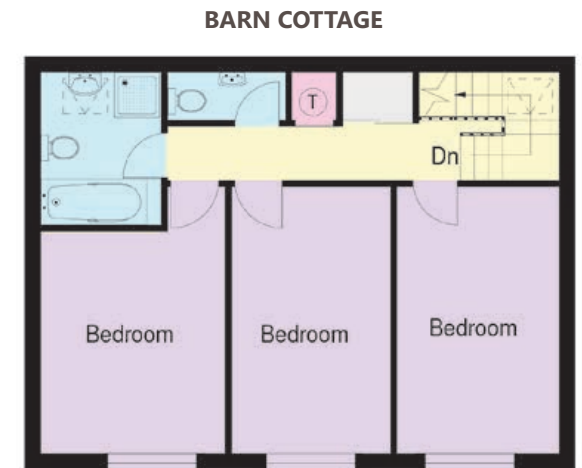
**LLEYN COTTAGE**

**Ground Floor**



**BARN COTTAGE**

**Ground Floor**



**BARN COTTAGE**

**First Floor**

Please note the cottages are not shown in actual location/orientation





Romney Cottage and Lleyn Cottage



Texel Cottage

## Outbuildings

The principal outbuildings are set well apart from the main house and lie to the south, comprising a traditional former stable courtyard of brick and flint elevations under slate roofs, which has been part-converted to provide four cottages and an annexe all let on Assured Shorthold Tenancies, with a barn, stabling, tack room, stores and a workshop. There is potential to develop this further, subject to planning consent. The attractive courtyard is laid out around a communal lawn for use by the tenants occupying the cottages and annexe.

## Romney Cottage

Open plan living room with kitchen, three bedrooms, shower room and a family bathroom.

## Lleyn Cottage

Open plan living room with kitchen, two bedrooms and a family bathroom.

## Barn Cottage

Open plan living room with kitchen / dining area, three bedrooms, WC and a family bathroom. Adjoining store room.

## Texel Cottage

Sitting room with kitchen, two bedrooms and a family bathroom.

## The Annexe

Open plan kitchen / living room, bedroom and bathroom.

*Please see the floor plans for further details of the cottages (the Annexe is not shown).*

There are 3 stables and a tack room with Belfast sink. The barn has been arranged internally to provide 5 further stables with an adjoining workshop and wood store. At the rear of the main barn is the pump house for the private water supply. A garden equipment store with apple store and loft above adjoins.





### **Gardens and Grounds**

The west facing elevation of the house has box hedge borders and climbing roses. The main area of formal gardens lie to the front (SE) with a flagstone path and tiered lawns linked by a flight of flagstone steps and divided by traditional brick and flint walling, with well-stocked herbaceous borders below and clipped yew hedging.

The lower lawn is surrounded by mature yew hedging and mellow brick walls. There are a number of mature trees including some fine walnut and beech trees adjacent to the drive. In the main garden is a small brick gazebo with an old stone water trough beside. A garden gate leads to further gardens with crab apple trees, a mature fig tree and espaliered apple and pear trees. There is a well laid-out kitchen garden with box

hedge borders and an established soft fruit cage. There is also a large brick built potting shed.

The hard tennis court lies to the south east of the house, as does the outdoor heated swimming pool which is enclosed by high rendered brick walls adorned with climbing roses. There is an adjacent pool house housing the filtration and heating equipment.

The grazing land lies predominantly to the north and east of the house and incorporates a number of paddocks enclosed by post and rail fencing and divided by traditional estate fencing. There are a number of mature horse chestnut and walnut trees. Two paddocks have double timber field shelters. All the paddocks have a private water supply to water troughs.

## GENERAL REMARKS & STIPULATIONS

### Method of Sale

Higher Waterston Farm is offered for sale freehold with vacant possession by private treaty, subject to the tenancies of the cottages as set out in the table below. The total passing rent on the cottages is £36,840pa and the tenants contribute to the utility costs on a monthly basis.

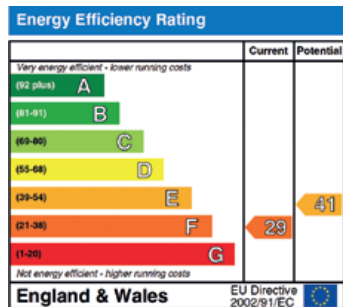
Property	Bedrooms	Tenancy
Romney Cottage	3	AST
Lleyn Cottage	2	AST
Texel Cottage	2	AST
Barn Cottage	3	AST
The Annexe	1	AST

### Fixtures and Fittings

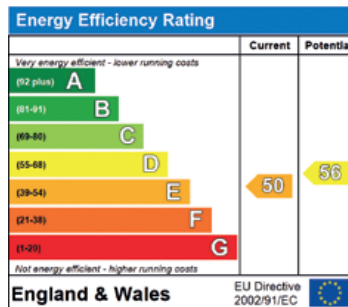
These together with the fitted carpets and curtains and garden ornaments are excluded from the sale but could be made available by separate negotiation. The fixtures and equipment within the cottages are available for purchase by separate negotiation.



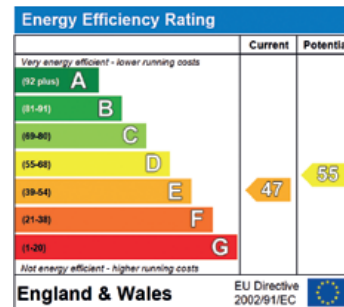
Main House



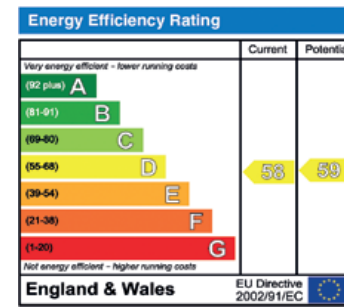
Romney Cottage



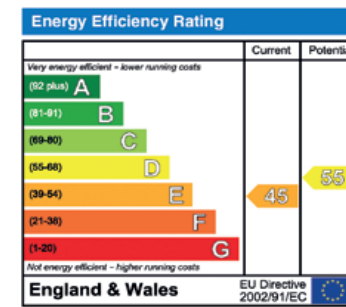
Lleyn Cottage



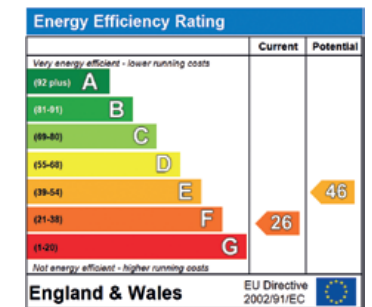
Barn Cottage



Texel Cottage



The Annexe



## Local Authority

West Dorset District Council

Tel: 01305 251010

## Services

Services to the property comprise: mains electricity, private water and drainage, oil-fired central heating and Aga. Electric heating in the cottages. The swimming pool is heated by a Calorex heat exchanger. The private water reservoir is located on the North West boundary of the property and supplies Higher Waterston Farm, the cottages and four further cottages nearby.

## Directions (DT2 7SW)

**From London and the east:** proceed on the M3 towards Southampton. Turn off the M3 at Junction 14 onto the M27 towards Ringwood and Bournemouth. The M27 turns into the A31 dual carriageway, stay on this road towards Dorchester. At the Bere Regis roundabout, turn right onto the A35. Take the second turning off the A35 dual carriageway signed Puddletown. At the mini roundabout as you come off the dual carriageway, turn right, go over the dual carriageway and there is another mini roundabout. Take the second left (B3142) signed Piddlehinton. Follow this road for approximately 2 miles to the T-junction with the B3143. Turn left and after 500 yards the gates to Higher Waterston Farm will be found on the right.

**From Dorchester and the west:** proceed east out of Dorchester and continue over Gray's Bridge by the traffic lights at the bottom of High West Street. Before the Kingston Maurward roundabout, turn left onto the B3143 towards Sturminster Newton and Piddlehinton. Proceed for approximately 3 miles and Higher Waterston Farm will be found on the left about 500 yards before the turning to Puddletown (B3142).

## Viewing

All appointments to view are by prior arrangement only through Knight Frank LLP



## Important notice

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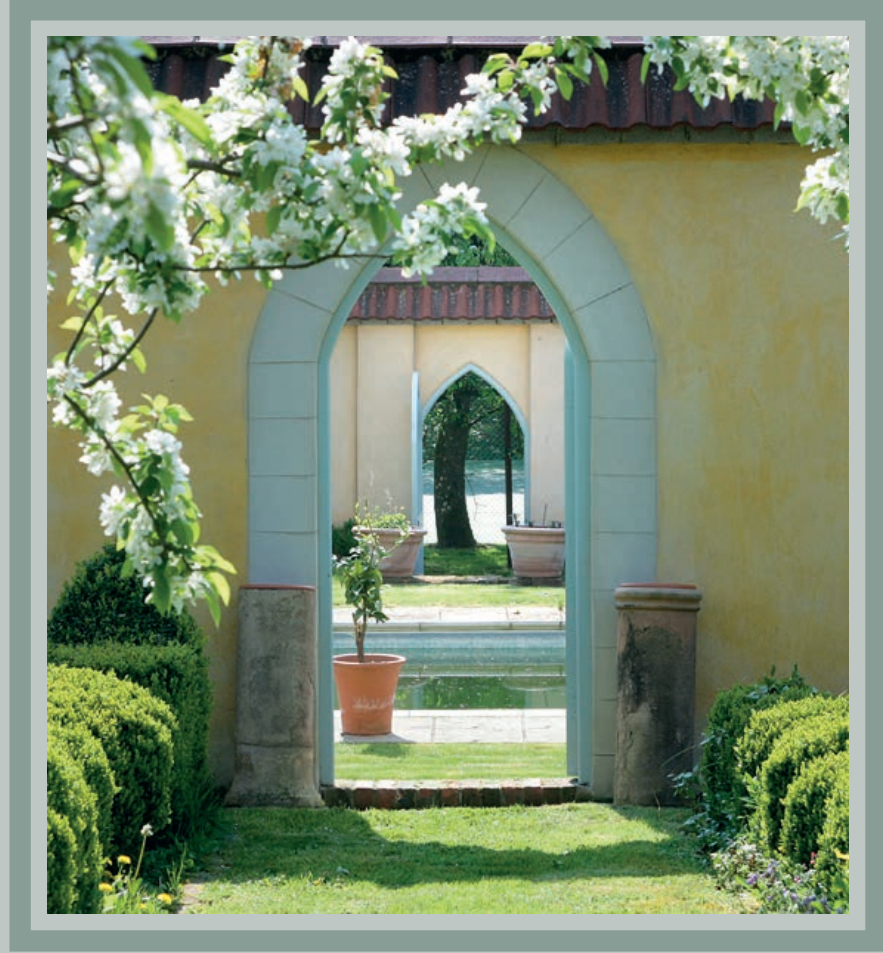
4. VAT: The VAT position relating to the property may change without notice.

**Particulars: April 2014.**

**Photographs: Spring and Summer 2011.**

**Property Number JKL/LPC/339331**

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