



BUCKLAND HOUSE

BUCKLAND RIPERS • DORSET



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BUCKLAND RIPERS • WEYMOUTH • DORSET • DT3 4FT

A SPACIOUS VICTORIAN FORMER RECTORY WITH ANNEXE AND ATTRACTIVE GARDEN AND GROUNDS OF ABOUT 10.5 ACRES LOCATED ON THE EDGE OF THIS POPULAR SOUTH DORSET VILLAGE CLOSE TO WEYMOUTH AND THE JURASSIC COAST

ACCOMMODATION

ENTRANCE HALL • SITTING ROOM • DINING ROOM • CONSERVATORY • SNUG/BEDROOM 5 • STUDY
KITCHEN WITH PANTRY • 4 BEDROOMS • SHOWER ROOM • BATHROOM • CLOAKROOM • STORE ROOM • VIEWING GALLERY
ANNEXE WITH ENTRANCE LOBBY • SITTING ROOM • KITCHEN • LARDER • CELLAR • 2 BEDROOMS AND BATHROOM
GRAVELLED PARKING AREA • COACH HOUSE WITH COBBLED YARD AND HAYLOFT • STABLING FOR 3 HORSES AND TACK ROOM
GARAGE • LEAN-TO CAR PORT AND WOOD STORE • FORMAL GARDENS WITH LAWNS • MATURE TREES, HEDGING AND WALLED GARDEN
KITCHEN GARDEN • ADJOINING PADDOCK/ORCHARD
REMAINING LAND LOCATED ADJACENT TO THE ENTRANCE DRIVE AND DIVIDED INTO SEVERAL PADDOCKS

IN ALL ABOUT 10.5 ACRES



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DESCRIPTION

Buckland House which comes on the market after ninety years ownership in the same family, is a substantial Victorian former rectory that has colourwashed elevations under a predominantly slate roof. The house has excellent spacious accommodation over two floors which includes two reception rooms, study, snug/bedroom five, conservatory, kitchen with pantry, four bedrooms, a viewing gallery, bathroom and shower room, as well as a self contained two bedroom annexe with its own sitting room, kitchen, bathroom and cellar. The annexe is currently blocked off from the main house but access could be restored at both ground and first floor levels, thereby the house would have the benefit of two staircases and seven bedrooms. Features include many sash windows with shutters in all the main downstairs rooms in the house, good ceiling heights to the main reception rooms, some rooms with open fireplaces, picture rails and attractive views over the surrounding West Dorset countryside. Outside there is a Coach House with cobbled yard,

stables with hayloft above and well maintained and attractive formal gardens incorporating a walled kitchen garden and greenhouses as well as an orchard and several paddocks and ponds which adjoin open farmland.

SITUATION

Buckland Rippers is a small village with a parish church, located amidst the rolling West Dorset countryside close to Weymouth, Portland and the Jurassic Coast. Villages of note nearby include Portesham, Abbotsbury and Chickerell which have a variety of amenities including churches, shops, primary school in Portesham with Abbotsbury having the renowned Tropical Gardens and Swannery. The local towns of Weymouth, Dorchester, and Bridport, all provide an excellent variety of shopping, educational and recreational facilities. The local coastline is a particular attraction with the Fleet and Chesil Beach as well as the sandy beaches at Weymouth and many excellent coastal walks. Communications in the area include a mainline railway station

at Weymouth with a 2 hour 50 minute service to London Waterloo, via Dorchester, Bournemouth and Southampton and the A31 can be joined at Bere Regis and this provides a route to the M27/M3. Sporting facilities in the area include golf at Weymouth and West Bay, water sports along the Dorset coastline including sailing at The Royal Dorset Yacht Club, Castle Cove Sailing Club and the Weymouth and Portland National Sailing Academy at Portland (home of the 2012 sailing Olympics). Horse racing is available at Wincanton and sea fishing along the coast. Dorset is renowned for its independent schooling and there are also good state schools in the surrounding towns.

OUTSIDE

Buckland House is approached via a gravelled driveway which leads down to the house and a parking area and the Coach House which has a cobbled yard, stabling, tack room, garage and attached lean-to car port. Access is also





possible by foot via a lane from the centre of the village. The formal gardens are an attractive feature and include gently sloping lawns, a variety of daffodils and wild flowers, terrace, shrub borders, hedging and mature trees, including oak. The gardens won second place in the Dorset Wildlife Friendly Gardening Competition 2011 in the Large Garden Category. There is also a walled kitchen garden with a small orchard with adjoining paddock/orchard laid to pasture. The majority of the grounds are located adjacent to the driveway and are currently divided into a series of paddocks being laid to pasture. Two of the paddocks, which have many different wild flowers growing including orchids, are included within a Site of Nature Conservation Interest.



DIRECTIONS

From Dorchester, proceed south along the A354, the Weymouth relief road, until the left turning to Upwey. Proceed along B3159 through Broadway to Nottingham. Turn right into Nottingham Lane and follow the signs to Abbotsbury. As you approach Buckland Ripers, turn left (just after the sign) along a gravelled driveway.

SERVICES

Mains water and electricity. Private drainage by way of septic tank. Oil fired central heating.

Please note that the working condition of the services and kitchen appliances has not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

PURCHASER'S NOTE

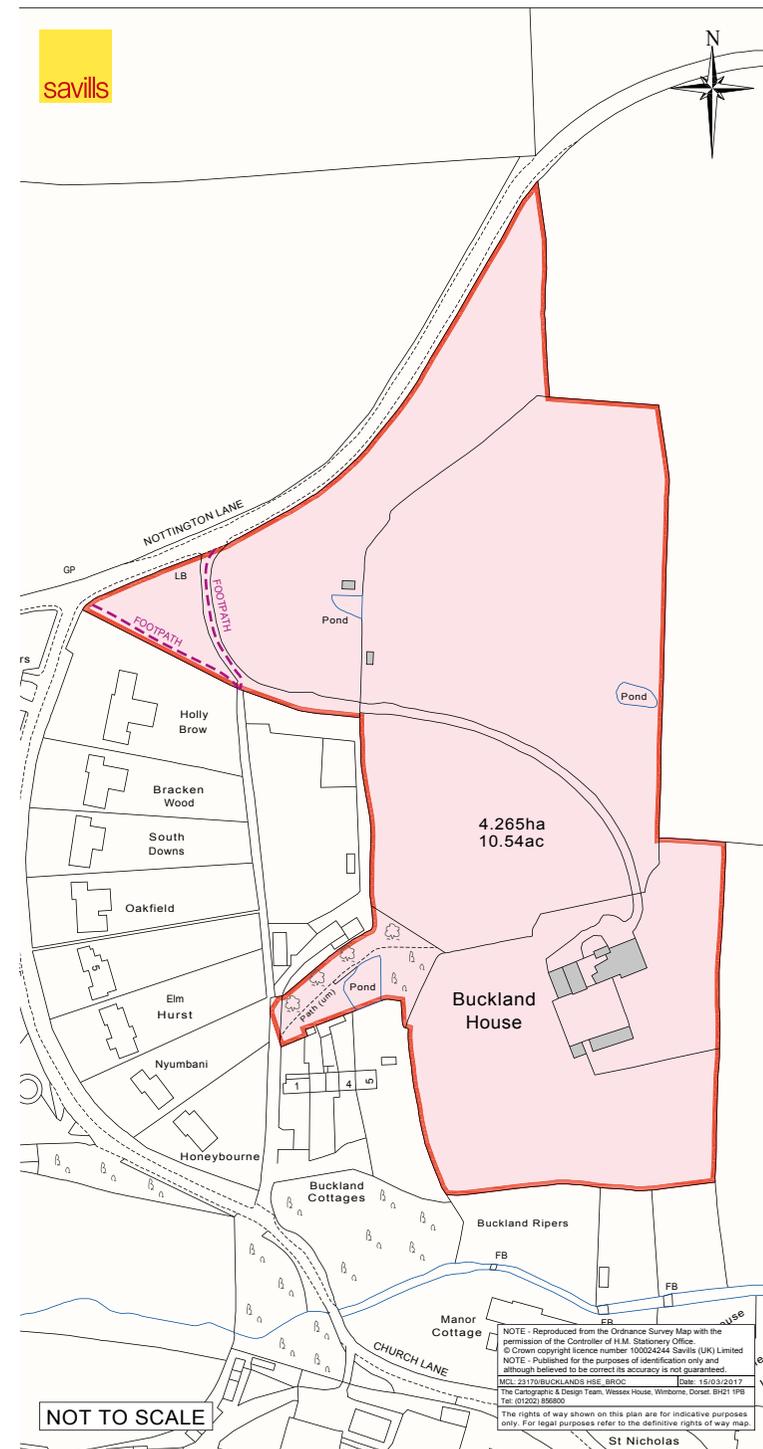
There is a public footpath at the top of the drive. The property is not listed and does not lie in a Conservation Area.

LOCAL AUTHORITY

West Dorset District Council, South Walk House, South Walks, Dorchester, Dorset DT1 1UZ. Telephone 01305 251 010.

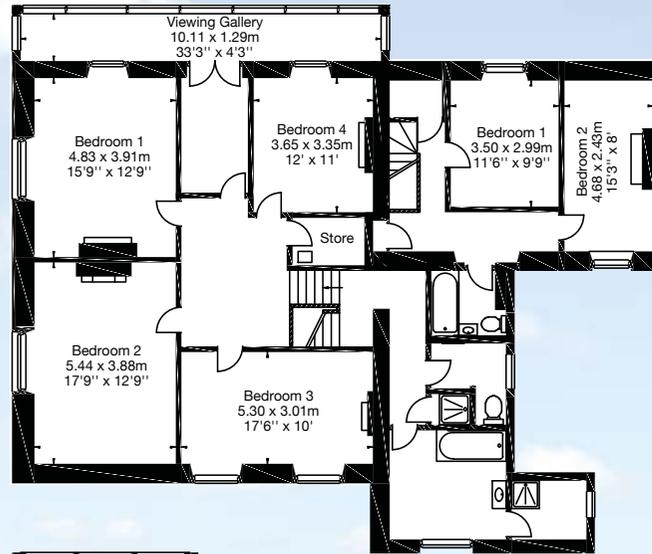
VIEWING

Strictly by appointment with Savills.

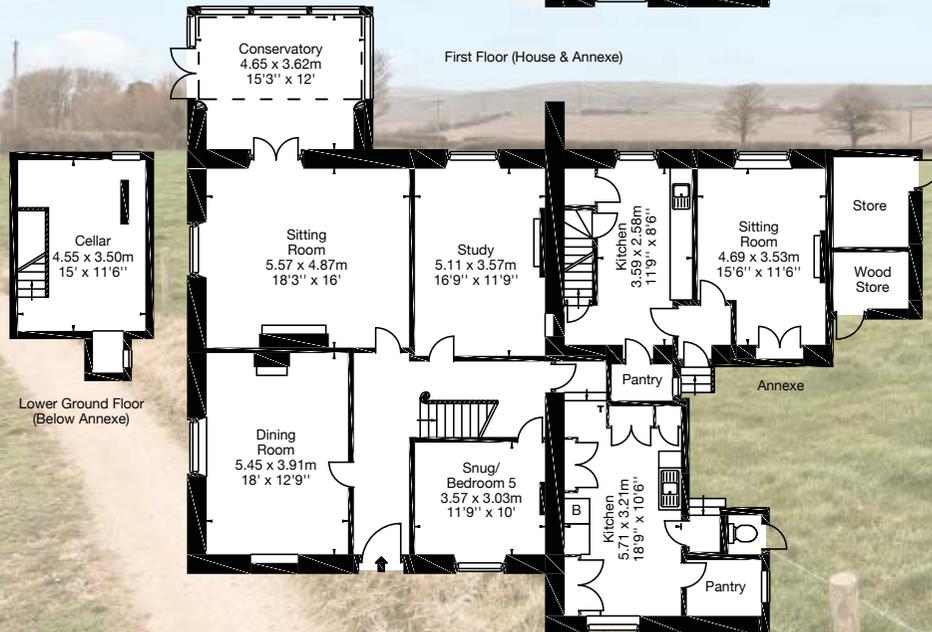


Buckland House,
Buckland Ripers,
Weymouth, DT3 4FT
Approx. Gross Internal Area
4241 Sq Ft - 394 Sq M
(Including Annexe)

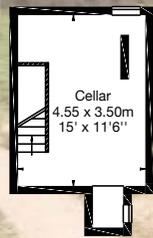
Out Buildings
Approx. Gross Internal Area
1515 Sq Ft - 140 Sq M



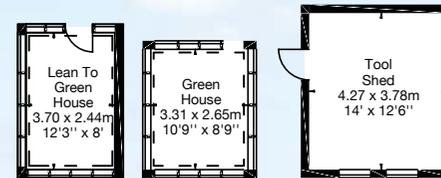
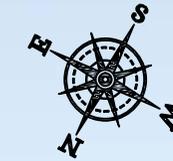
First Floor (House & Annexe)



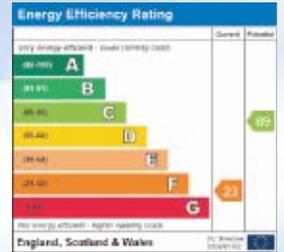
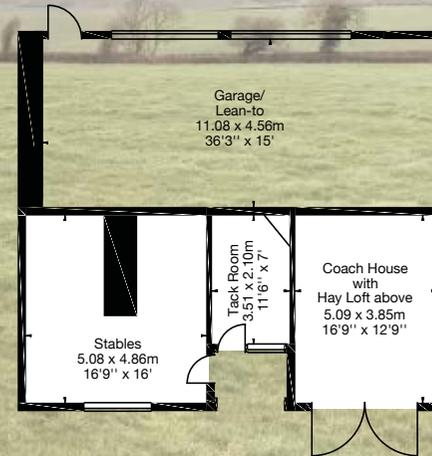
Ground Floor (House & Annexe)



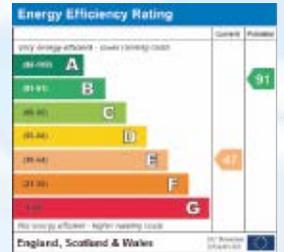
Lower Ground Floor
(Below Annexe)



Out Buildings



MAIN HOUSE



ANNEXE

Important Notice

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