

HIGHER WATERSTON FARM.
Higher Waterston, Dorchester.







PREFACE.

Main House:

Ground Floor: Front Hall | Drawing Room | Sitting Room | Dining Room | Playroom | Inner Hall | Kitchen/Breakfast Room | Study | Garden Room | Conservatory | Larder | Utility Room | Laundry Room | Boot Room | Butler's Pantry | Cloakroom/Downstairs WC

Principal Bedroom with Adjoining Bathroom | Guest Bedroom with Adjoining Bathroom | 6 Further bedrooms | 3 Further bathrooms | Separate Upstairs WC

Four Cottages and Separate Annexe:

Arranged around a traditional brick and flint courtyard
Set well apart from the main house and currently let as five income generating units.

Extensive Outbuildings:

Barn | Stables | Tack room | Stores | Workshop | Wood store | Pump house | Apple store / garden equipment store | Potting shed

Garden and Grounds:

Heated swimming pool with pool house | Hard tennis court | Formal garden | Kitchen garden | Lawns | Paddocks

For Sale Freehold:

Main House: 622 sq m / 6695sq ft
In all about 8.03 acres (3.25 hectares)

WHY WE LOVE HIGHER WATERSTON FARM.

A simply charming house situated in the unspoilt beauty of West Dorset

Providing a combination of privacy and spectacular views, Higher Waterston's beautiful grounds and rolling paddocks, are complemented by superb secondary accommodation and outdoor facilities - ideal for those who are looking to embrace the spirit of rural country life.

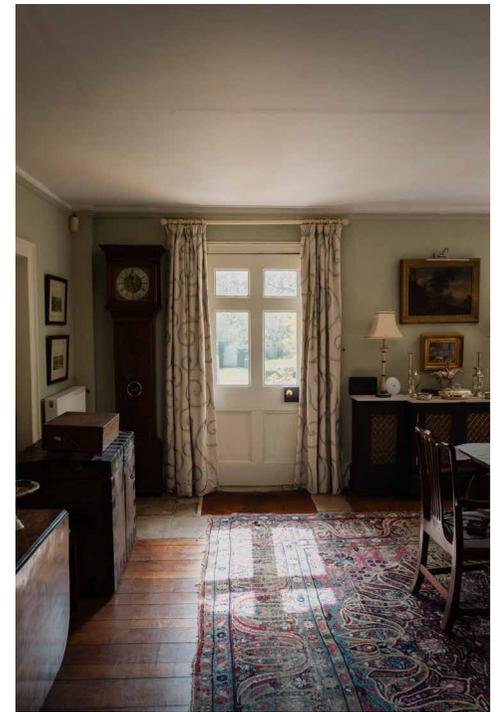
The main house is Georgian, dating predominantly from the 1790s, and is situated in the centre of its extensive gardens and grounds. Constructed of brick and part-brick and flint coursed elevations under a slate roof with brick chimneys the house has a real stature. In part this is the early 20th century front elevation that is seamlessly married to the older part of the original house. The feel and features are lovely, exhibiting classic bright and airy Georgian proportions, sash windows, attractive open fires with smart period chimneypieces, cornicing and original flagstone floors.

Despite being characterised by its unspoilt period detailing, the house has the added benefit of not being listed. It has served as a fantastic family home for our clients for nearly 30 years, during which time they have preserved and enhanced its character through a beautifully executed renovation, including a full replumb.

The house is set well back from a quiet country lane, accessed via a curved gravelled driveway leading to a wide parking and turning forecourt outside the front door which is set in a pretty brick and flint striped front façade with symmetrical sash windows and climbing roses.







Ground Floor

Upon entering the front door, you are welcomed by a spacious front hall which leads through to a series of generously proportioned reception rooms most notably with high ceilings and working fireplaces. These include a dual aspect South/West facing drawing room with French windows onto an outdoor terrace, a separate sitting room, with an adjoining log store, and a large dining room with baize swing door, log burner, hardwood floorboards, and a glazed door leading onto an outdoor terrace. There is also a separate playroom with open fire and, as well as a quiet study

tucked away at the far end of the house with log burner. An arched door leads into the bright and sociable family kitchen/breakfast room with fitted cabinetry, AGA and pretty tracery windows looking onto a walled garden. An adjoining orangery provides an excellent area for relaxed dining and provides a connection between the house and gardens. A larder, laundry room, utility, and boot room are sensibly arranged around a secondary hall next to the kitchen. The cloakroom/downstairs WC and butler's pantry sit next to the front hall.







Upstairs

The large and lovely dual aspect principal bedroom is on the first floor with sunny outlook over the formal garden and an adjoining bathroom with pretty inbuilt storage cupboards. Four further double bedrooms (three with fireplaces) – comprising a guest bedroom with adjoining bathroom, a family bathroom and three further bedrooms. A sixth bedroom with its own landing and ensuite bathroom

sits apart from the rest and currently serves as a guest bedroom, but would work very well as accommodation for a nanny, as it has a door link to the next door bedroom. There are also extensive linen/storage cupboards on this floor.

The seventh and eighth bedrooms are on the second floor along with a family bathroom and separate upstairs loo.







Outbuildings.

There are 3 stables and a tack room with Belfast sink. There is also a large barn which has been arranged internally to provide further stables with an adjoining workshop. There is potential to develop the

barn further, subject to planning consent. At the rear of the barn is the pump house for the private water supply. A garden equipment store with apple store, and loft above.

G

Gardens and Annexe.

The cottages and annexe 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. 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, three (one with ensuite bathroom) bedrooms and a - second 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).

B





The gardens and grounds at Higher Waterston Farm are a real delight, cleverly divided into structured zones fanning out from the house which sits centrally in its 8-acre plot.

A recently laid terrace stretches along the South East side of the house with plenty of space for outdoor dining and entertaining in spring and summer. This overlooks the main area of formal garden which is smartly arranged, with terraced lawns connected by a pathway of flagstone steps. Brick and flint walls, herbaceous borders, and clipped yew hedging bringing both colour and structure to the space which also has a charming brick gazebo and an old stone water trough. This area of the garden is well-sheltered as it is walled on all sides, with mature yew hedges, rambling roses, mahonia and herbaceous borders at the bottom providing year-round greenery and interest.

A number of mature trees, including both beech and copper beech, prunus, Tibetan cherry,

robinia and acer, add to the established feel of the garden, particularly near the drive. A pretty chinoiserie style garden gate leads through from the formal garden to the tennis court which is screened by a mature orchard with crab apple, fig, and neatly trained espaliered apple and pear trees with multiple varieties including cookers and eaters.

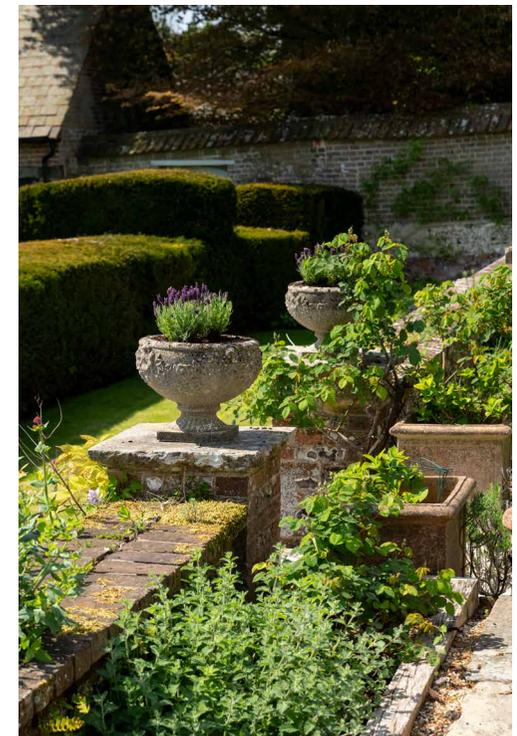
The kitchen garden is neatly laid out, with regimented beds lined with clipped box hedges, a generous brick-built potting shed, a large log store and a soft fruit cage which provides an abundance of fruit in the summer and autumn. This leads to a beautifully created walled pool area, once the part of the original kitchen garden, now transformed into a peaceful suntrap with olive trees and climbing roses along the rendered brick walls. At the centre is a 30-foot outdoor swimming pool, heated by a cost-effective air source heat pump, ideal for extended seasonal use. A nearby changing room and pump house keep everything tidy and functional.

Land And Grazing

The wider grounds stretch predominantly to the north and east. This includes several paddocks, enclosed with post and rail and estate-style fencing, perfect for grazing. Two paddocks are equipped with double timber

field shelters, and all benefit from a private water supply to troughs. The land is dotted with mature horse chestnut and walnut trees, giving good natural shelter and visual appeal.

Glorious Gardens.







Chapter Past.

Higher Waterston Farm sits in a traditionally rural and sparsely populated area of the Piddle Valley to the North East of Dorchester. The main house was predominantly built in the 1790s and seamlessly extended in the 1920s. The stable yard, which now comprises rental cottages and annexe, was previously a successful racing yard which produced a list of notable winners in the 1970s including Gold Cup winners All a Myth and Sir Finn.

The nearest village of Puddletown with its lovely historic atmosphere and streets lined with period houses and thatched cottages was well

known to the renowned author Thomas Hardy whose writings masterfully captured the romance of the hills of West Dorset, where thanks to its protected status, the countryside has changed relatively little in the last two centuries. Hardy's father and grandfather were born in Puddletown, his grandfather serving in the village choir, and the family's links with the village continued when his cousin Tryphena Spark later lived there. The village subsequently served as inspiration for several of Hardy's stories and poems, most notably as the model for the village of Weatherbury in *Far from the Madding Crowd*.





LIVING IN WEST 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)

The small rural hamlet of Higher Waterston sits within the rolling Dorset Downs sits at the south end of the Piddle Valley with pubs in Piddletrethide and Piddlehinton, with its active rugby club. 2 miles away is the village of Puddletown which has a village shop, medieval parish church, Post Office, village pub The Blue Vinny, doctor's surgery, and recreation ground with an active cricket club.

The county town of Dorchester is about 4 miles to the Southwest and provides an excellent range of facilities including a Waitrose supermarket. The towns of Weymouth (13 miles) and Sherborne (16 miles) are also easily accessible, as are an excellent array of beaches including Ringstead Beach, Shell Bay, Kimmeridge and Lulworth Cove and to the west Hive Beach, Eype Beach, and Chesil Beach.

Communications in the area include a regular train service from Dorchester to London Waterloo taking just over 2

½ hours and access onto the A354 providing a North/South route and the A35 providing an east/west link. Bournemouth International Airport has flights to an increasing number of European destinations.

There is excellent walking and riding right from the doorstep with great access to local footpaths and bridleways along the Piddle Valley and taking in local sites including – Puddletown Forset and the Cerne Giant, Hardy's Walking Trail and routes taking in Duddleheath Nature Reserve to the South. Sporting facilities in the area include hunting with the South Dorset, Portman and Cattistock Hunt and golf at Dorchester (Came Down), Yeovil and Sherborne. Water sports are available along the stunning Dorset coastline at Weymouth Bay, West Bay and Lyme Regis. West Dorset is also renowned for country sports with – chalk stream fishing, many superb shoots and sea fishing opportunities.

Fantastic Schools

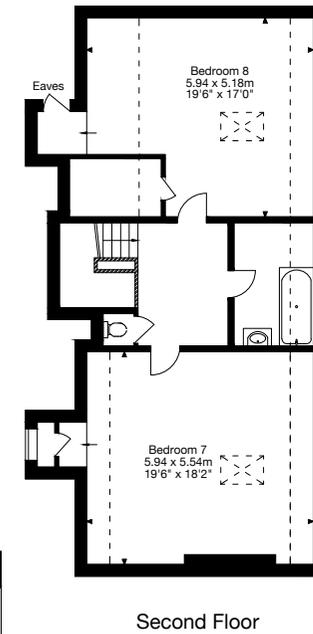
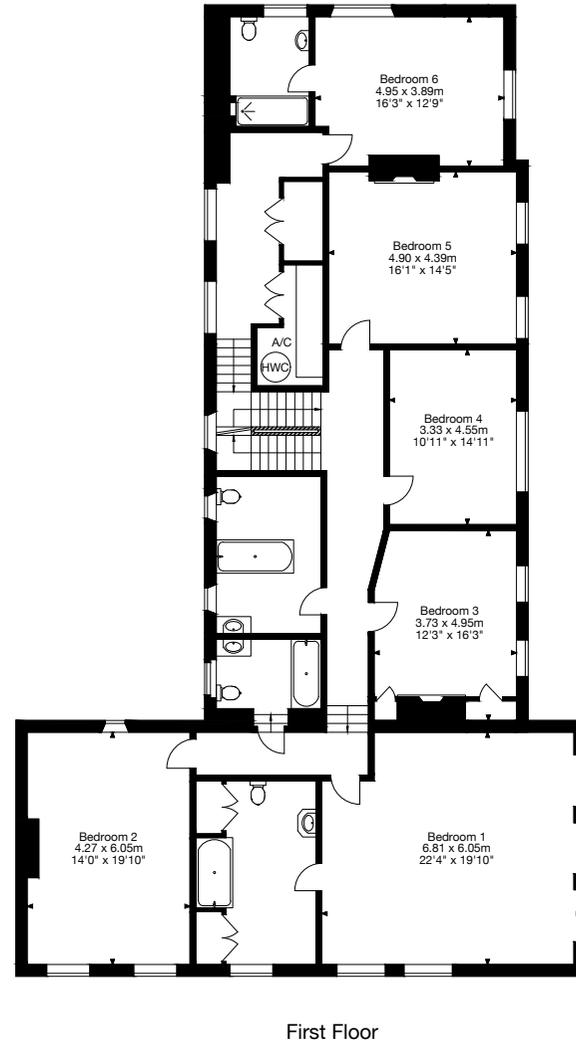
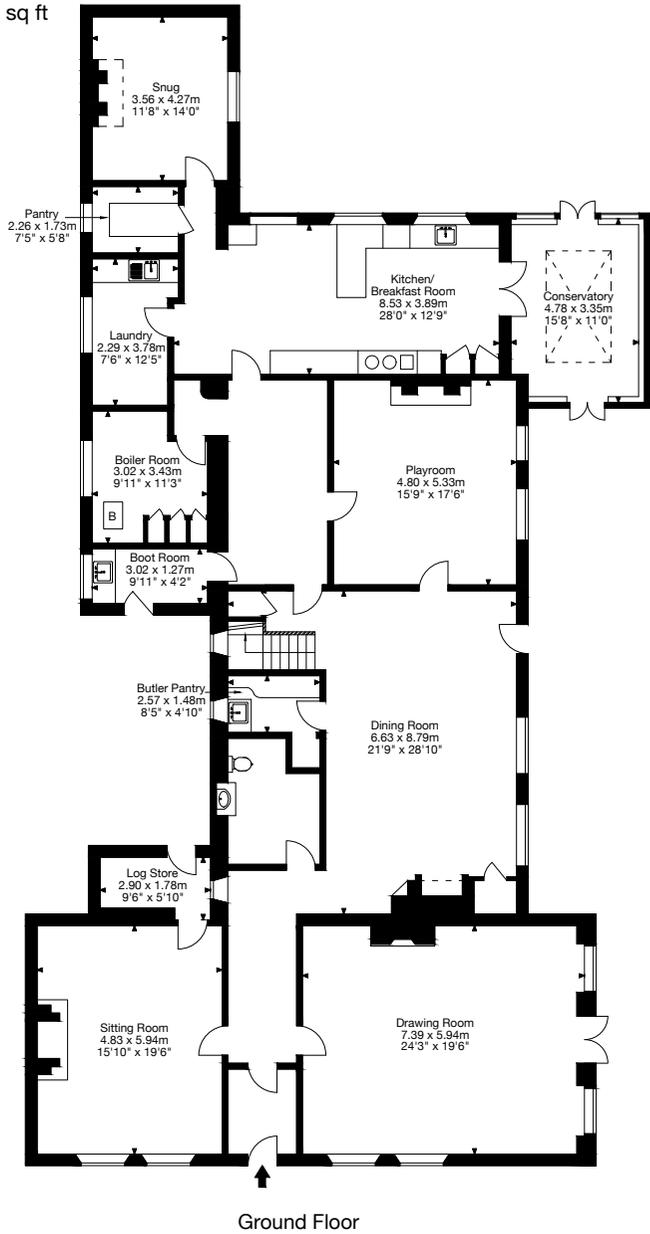
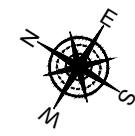
Local independent schools in the area include Sherborne, Leweston, Milton Abbey, Bryanston, Candford and Clayesmore. For state education the neighbouring Piddle Valley,

Puddletown and Cerne Abbas primary schools are both OFSTED rated 1 (Outstanding), as is Thomas Hardy School in Dorchester for secondary education.





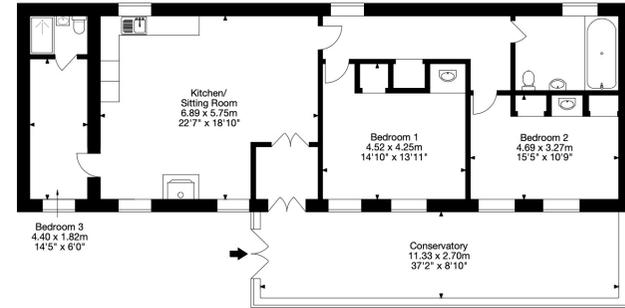
Higher Waterston Farm, Puddletown, Dorchester DT2 7SW
 Gross Internal Area (Approx.)
 Including areas of restricted height
 610 sq m / 6,591 sq ft



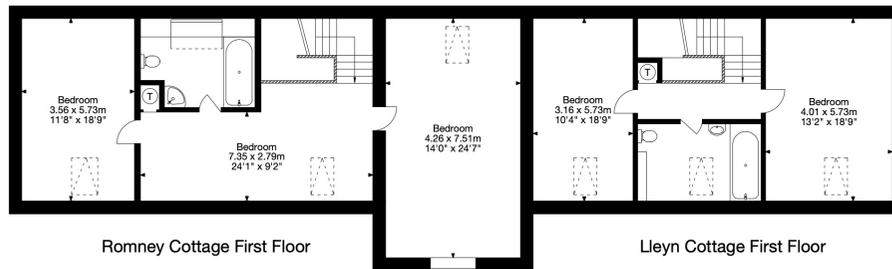
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 All measurements and areas are approximate and should not be relied on as a statement of fact.



Higher Waterston Farm, Puddletown, Dorchester DT2 7SW
 Gross Internal Area (Approx.)
 Romney Cottage = 196 sq m / 2107 sq ft
 Barn Cottage = 198 sq m / 2128 sq ft
 Lleyn Cottage = 130 sq m / 1401 sq ft
 Texel Cottage = 142 sq m / 1528 sq ft

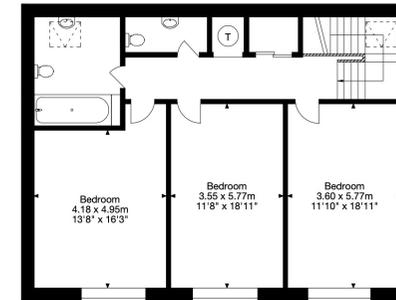


Texel Cottage

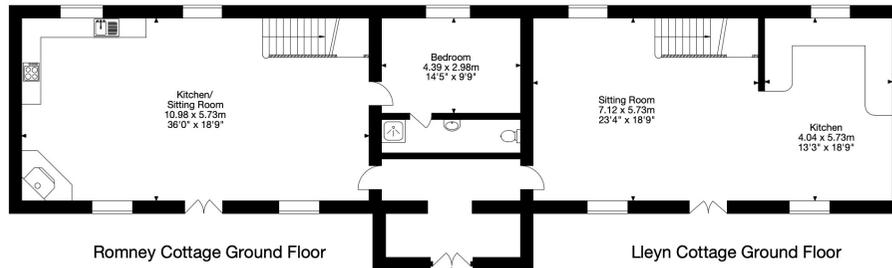


Romney Cottage First Floor

Lleyn Cottage First Floor

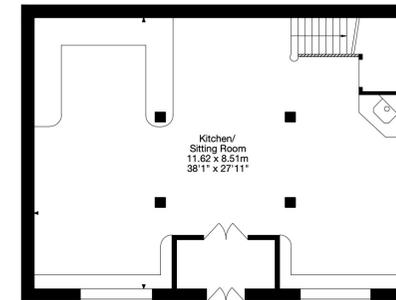


Barn Cottage First Floor



Romney Cottage Ground Floor

Lleyn Cottage Ground Floor



Barn Cottage Ground Floor

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Capture.

Services: Mains electricity, private water supply, private drainage, oil-fired central heating and AGA. Electric and oil central 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.

Fixture and Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments are specifically excluded but may be available by separate negotiation.

Viewings: All viewings must be made strictly by appointment only through the vendors agents.

Tenure: Freehold

Local Authorities: West Dorset District Council (tel. 01305 251010)

EPC: E

Council Tax Band: H

Postcode: DT2 7SW

What3Words: ///withdraws.interviewer.pony



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Photographs and details prepared in May 2025.



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