



Blue Book.

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 | Boiler Room | Laundry Room | Boot Room | Butler's Pantry | Cloakroom/Downstairs WC

First and Second Floor: 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)

Higher Waterston Farm.

Higher Waterston Farm.





Why we love Higher Waterston!

‘A period 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.’

Higher Waterston Farm.



The main house is Georgian, dating predominantly from the 1790s, and is situated in the centre of extensive gardens and grounds. Constructed of brick and part-brick and flint coursed elevations under a slate roof with brick chimneys, the house has 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.



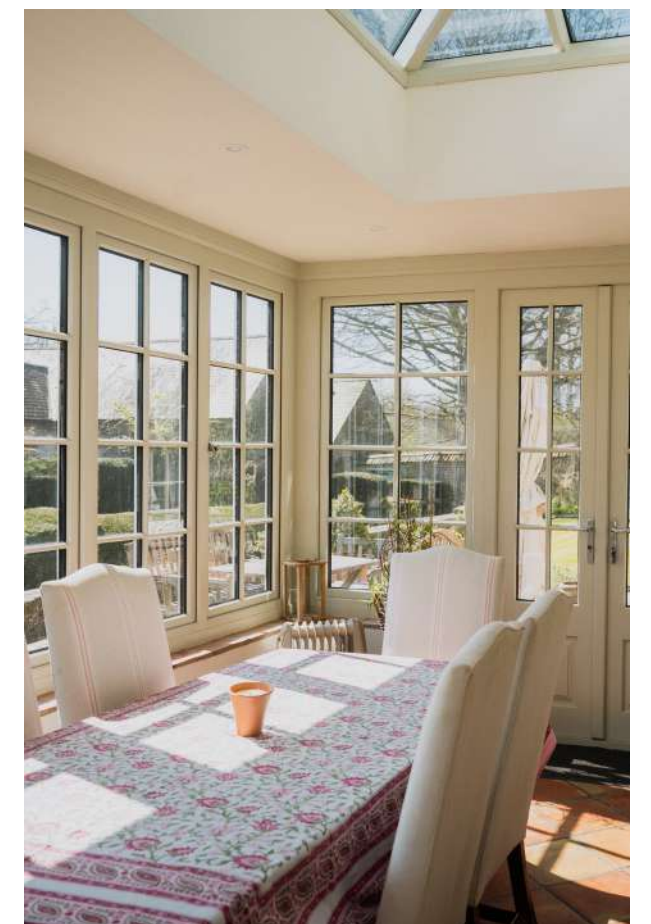
GROUND FLOOR

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 bookshelves, as well as a quiet snug tucked away at the far end of the house

with log burner and bookshelves.

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 conservatory provides an excellent area for relaxed dining and provides a connection between the house and gardens.

A larder, laundry room, boiler room, and boot room are sensibly arranged around a secondary hall next to the kitchen. The cloakroom/downstairs loo and butler's pantry sit next to the front hall.



Higher Waterston Farm.



Higher Waterston Farm.



seven spacious and elegant bedrooms

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 inbuilt storage cupboards. Four further double bedrooms (most with fireplaces) and two family bathrooms sit along the corridor. A sixth bedroom with its own landing and its own adjoining 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.





Higher Waterston Farm.



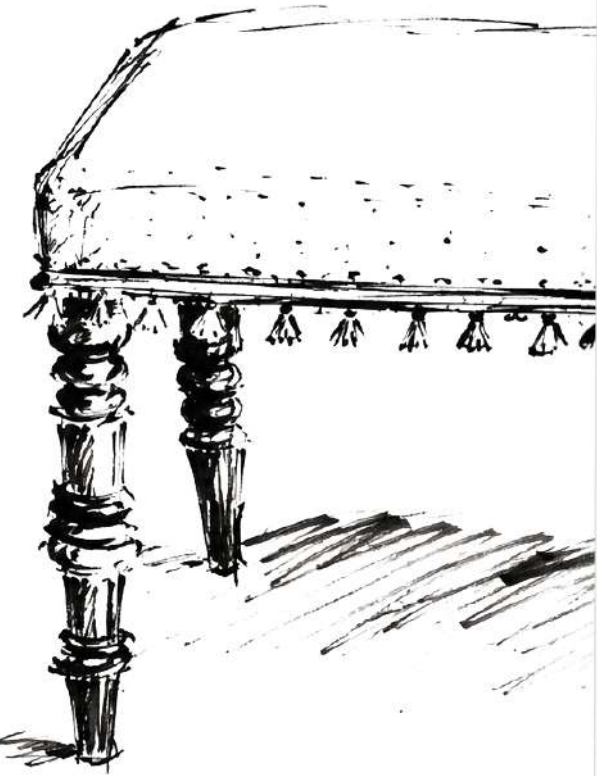
Higher Waterston Farm.

Higher Waterston Farm.



Higher Waterston Farm.





'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 tiered 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 three sides, with a mature yew hedge at the bottom providing year-round greenery and privacy.

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 and well-established soft fruit cage which provides an abundance of fruit in the summer and autumn. This leads to a beautifully converted walled pool area, once 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.

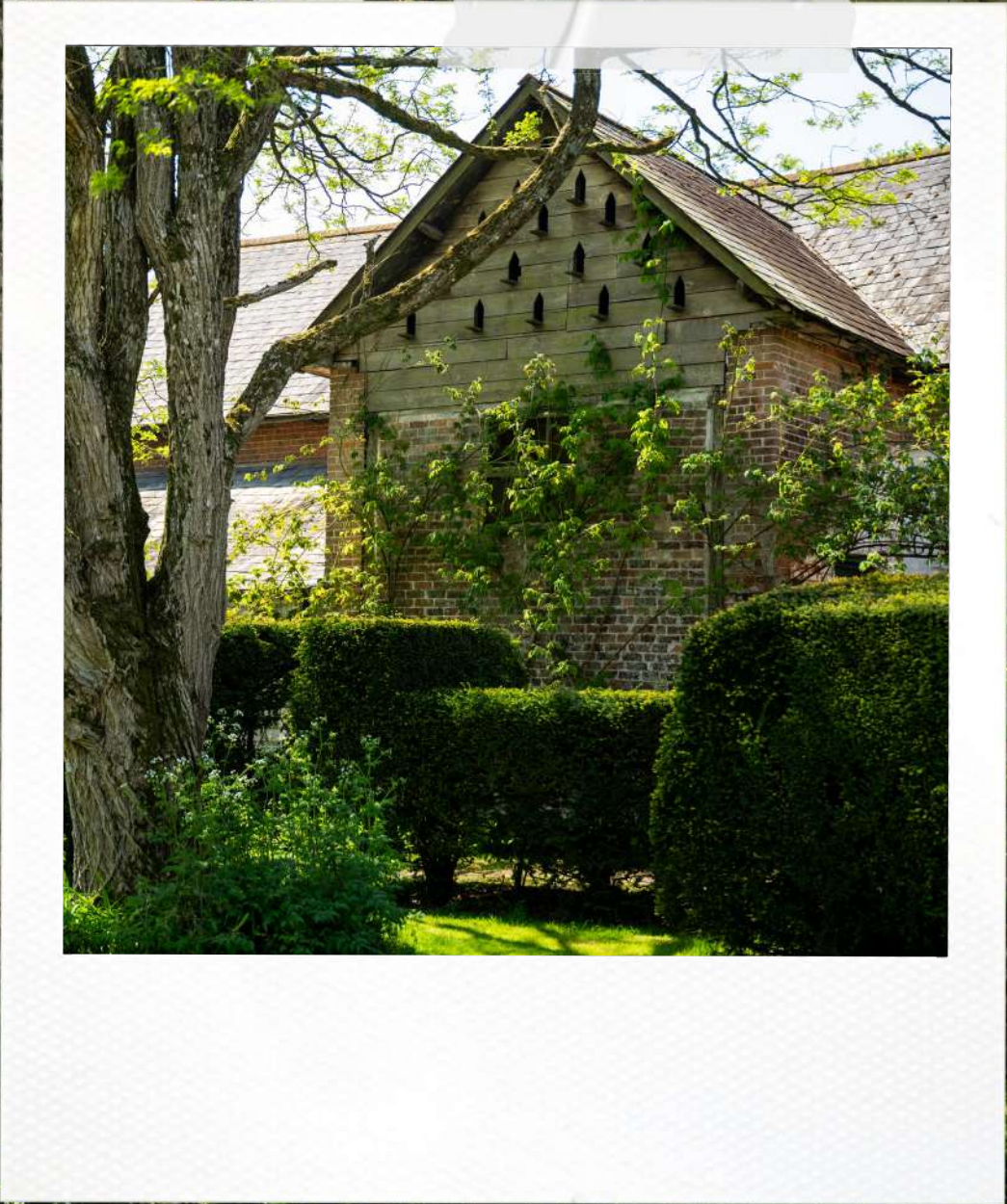


Higher Waterston Farm.



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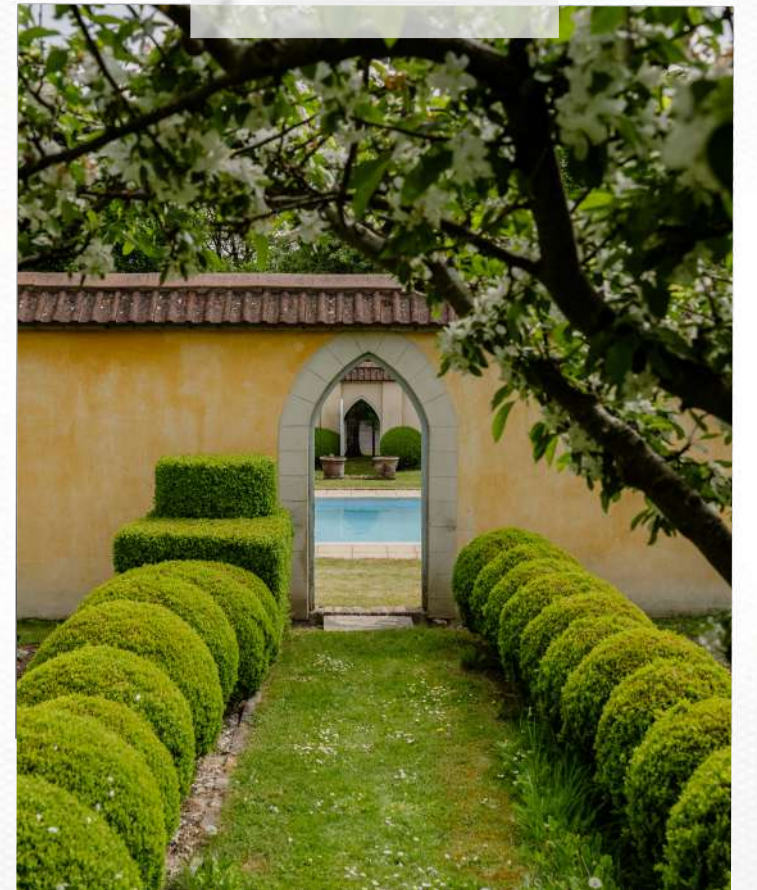
Higher Waterston Farm.



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Higher Waterston Farm.





Outbuildings

There are two 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.



Higher Waterston Farm.



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.

Higher Waterston Farm.



Higher Waterston Farm.





Cottages 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 Periodic Tenancies. The attractive courtyard is laid out around a communal lawn for use by the tenants occupying the cottages and annexe.

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, conservatory, three (one with ensuite bathroom) bedrooms and a second bathroom.

Romney Cottage: Open plan living room with kitchen, three bedrooms (one with ensuite shower-room) and a family bathroom.

The Annexe: Open plan kitchen/living room, bedroom and bathroom. Please see the floorplans for further details of the cottages.

Higher Waterston Farm.



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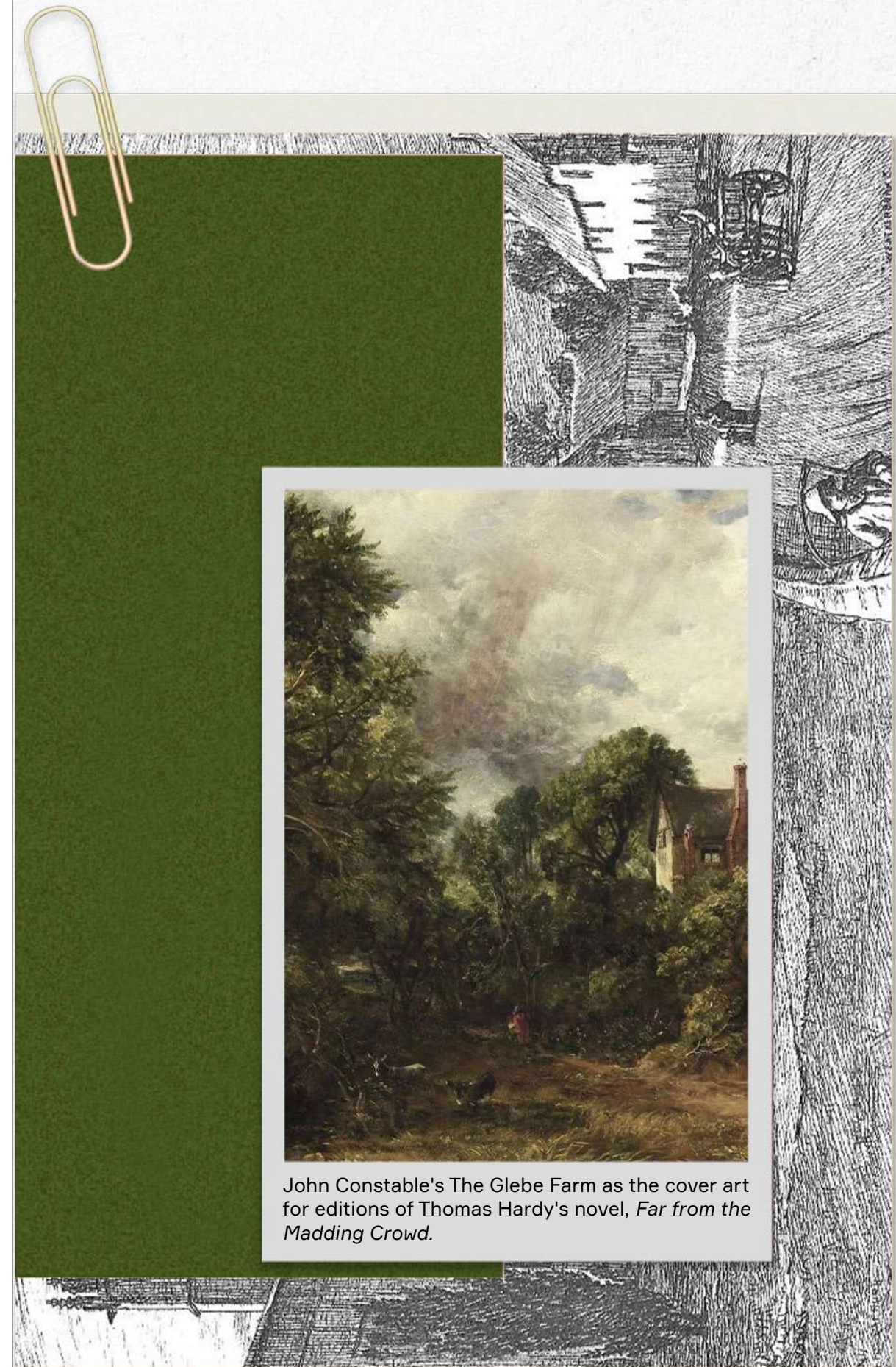
chapters past

‘Higher Waterston Farm sits in a traditionally rural and sparsely populated area of the Piddle Valley to the North East of Dorchester.’

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 is believed to have produced the Hennessy Gold Cup of Winner of 1969 ‘All A Myth’.

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*.



John Constable's The Glebe Farm as the cover art for editions of Thomas Hardy's novel, *Far from the Madding Crowd*.

CHAPTERS PAST

Higher Waterston Farm.

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

(Distances and times approximate)

Living in West Dorset

‘Tucked away in the sleepy Piddle Valley surrounded by green and pleasant hills.’

The small rural hamlet of Higher Waterston sits within the rolling Dorset Downs.

The Waterston Farm shop is half a mile down the road with an excellent offering of local produce, The Thimble pub in Piddlehinton, a mile and a half walk away along bridleways, is under new management and serves excellent food. Langham’s vineyard with its award-winning sparkling wine and restaurant at Crawthorne is ten minutes’ drive away.

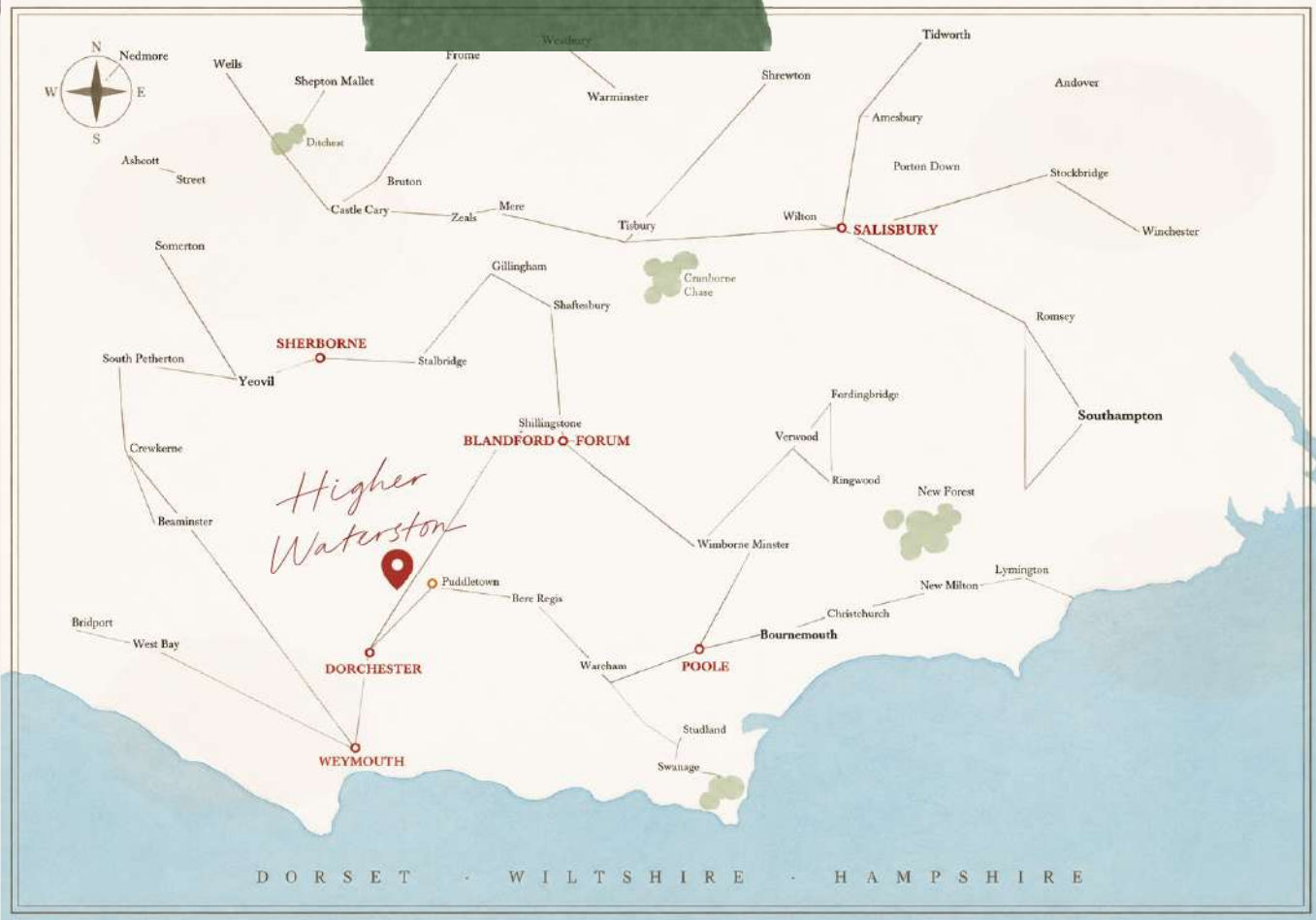
The village of Puddletown, which is two miles away, has a village shop, medieval parish church, Post Office, doctor’s surgery, and recreation ground with an active cricket club.

The county town of Dorchester is about 4 miles to the Southwest and provides an excellent range of facilities including a Waitrose supermarket, and two hospitals - the NHS Dorset County Hospital and the private Winterbourne Hospital. The towns of Weymouth (13 miles) and Sherborne (16 miles) are also easily accessible, as are an excellent array of beaches including The Hive Beach, Ringstead

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 bridlepaths along the Piddle Valley and taking in local sites including Hardy’s Walking Trail and routes taking in Duddleheath Nature Reserve to the South. Sporting facilities in the area include hunting with the 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 many superb shoots and fishing opportunities.



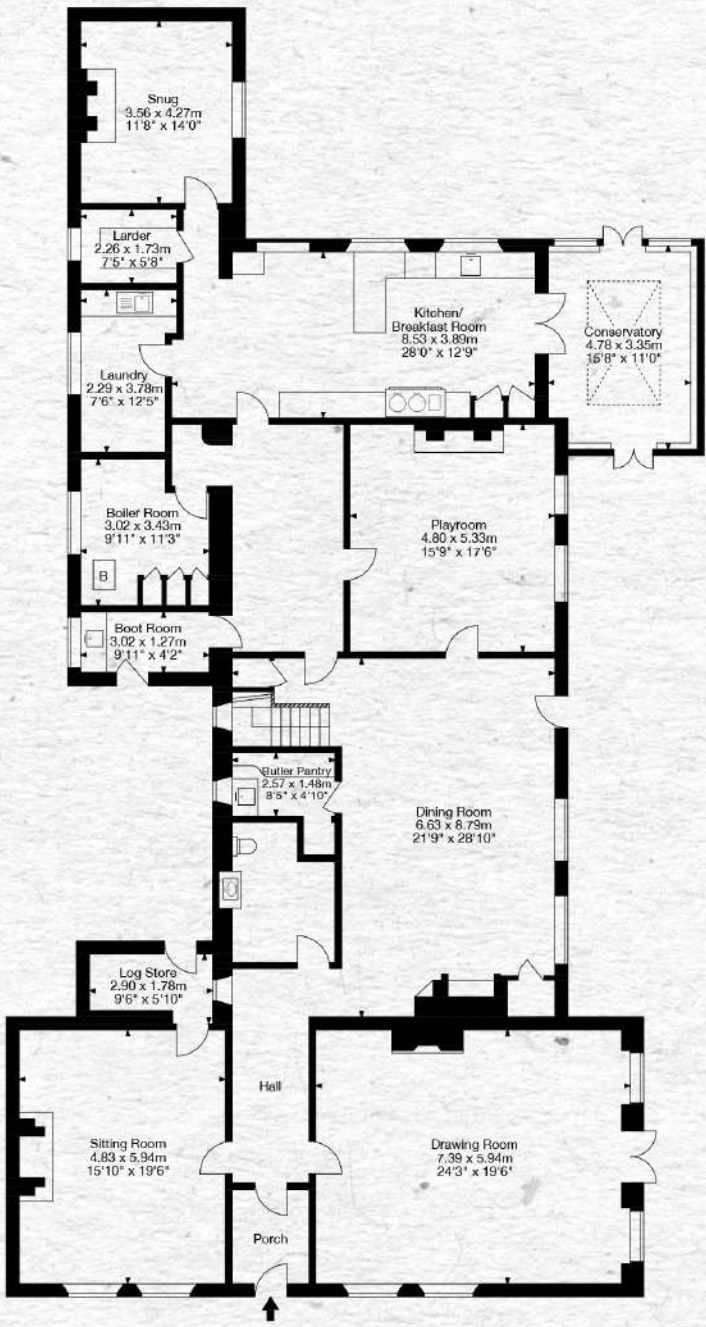
FANTASTIC SCHOOLS

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

Abbas primary schools are both OFSTED rated 1 (Outstanding), as is Thomas Hardy School in Dorchester for secondary education. There is also Puddletown Middle School OFSTED RATED 2 (Good) nearby.

Higher Waterston Farm, Puddletown, Dorchester DT2 7SW

Gross Internal Area (Approx.)
Main House = 610 sq m / 6,591 sq ft
(Incl. Areas of Restricted Height)



Ground Floor
Main House



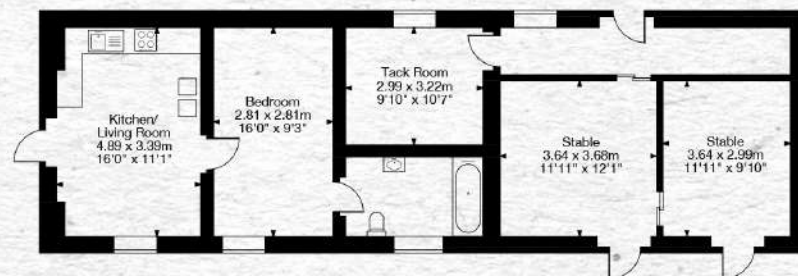
Second Floor

Higher Waterston Farm, Puddletown, Dorchester, DT2 7SW

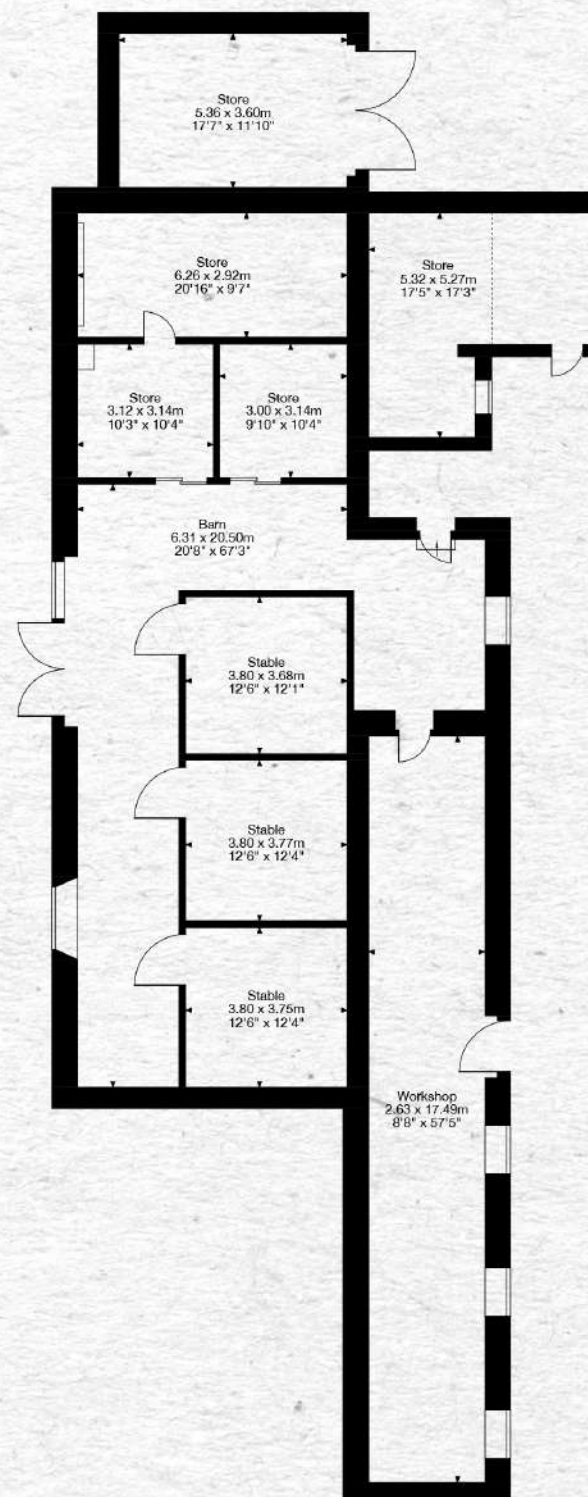
Gross Internal Area (Approx.)

Outbuildings = 331 sq m / 3,563 sq ft

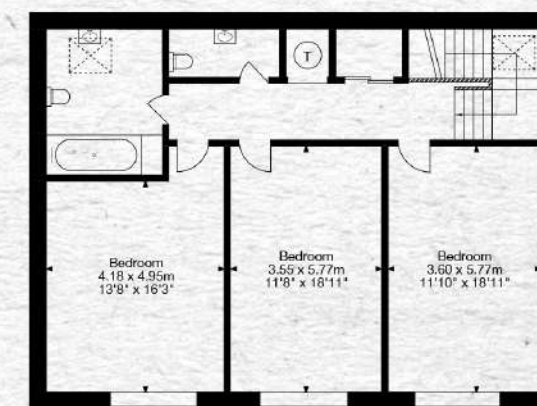
Barn Cottage = 198 sq m / 2,128 sq ft



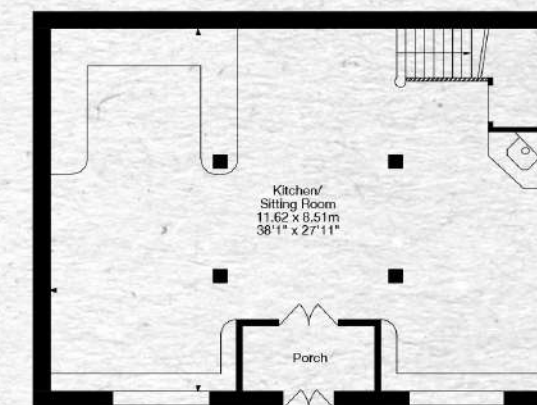
Annexe / Stables



Stables / Stores / Workshop



First Floor



Ground Floor
Barn Cottage



Capture Property Marketing 2026. Drawn to RICS guidelines. Not drawn to scale.
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.

Capture.

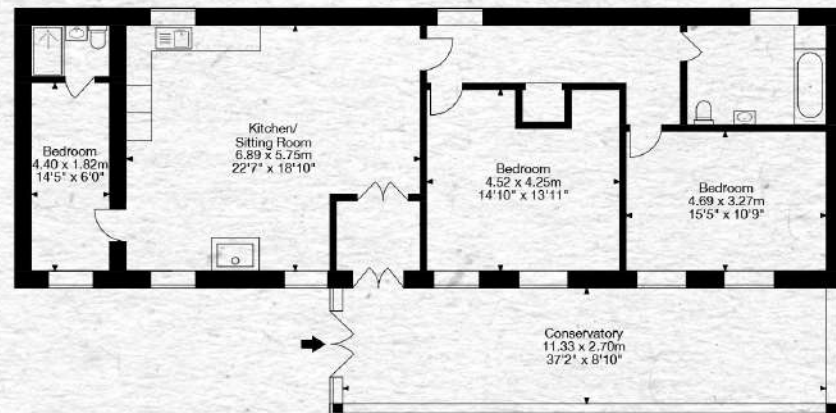
Higher Waterston Farm, Puddletown, Dorchester DT2 7SW

Gross Internal Area (Approx.)

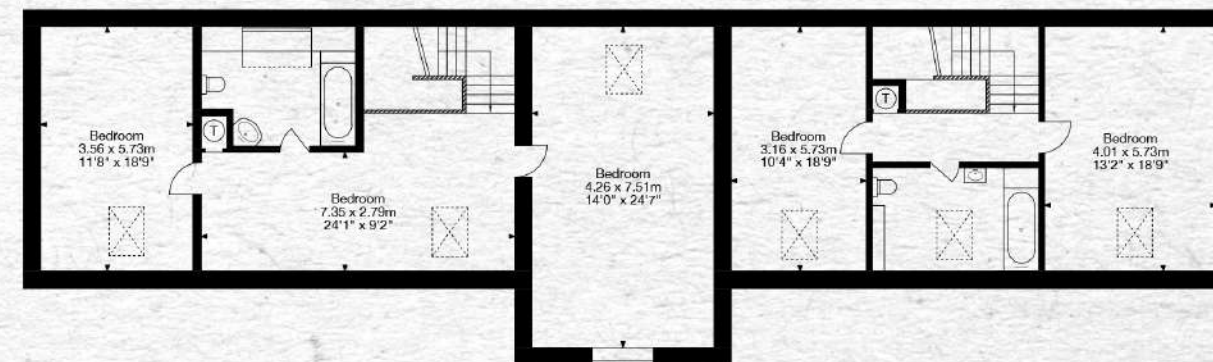
Romney Cottage = 196 sq m / 2,107 sq ft

Lleyn Cottage = 130 sq m / 1,401 sq ft

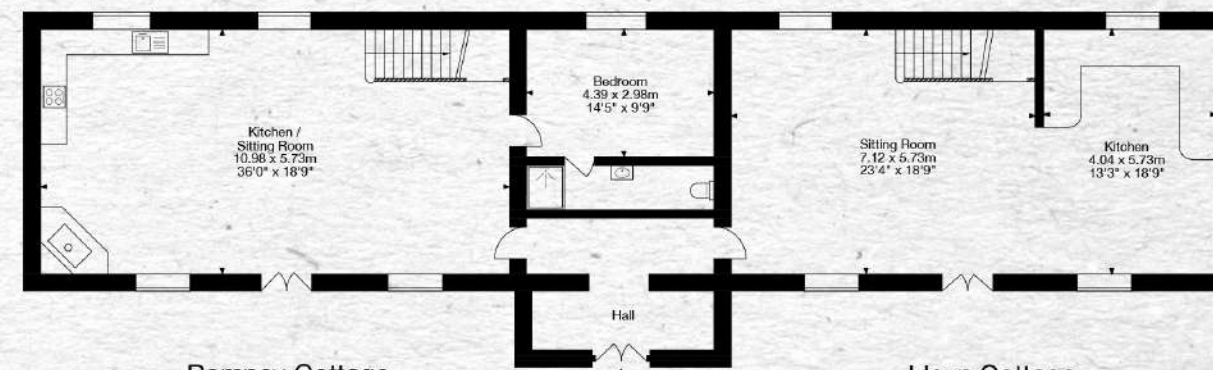
Texel Cottage = 142 sq m / 1,528 sq ft



Texel Cottage



First Floor



Romney Cottage

Lleyn Cottage

Ground Floor

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Capture.







PROPERTY INFORMATION

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.

Tenure: Freehold

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

EPC: E

Council Tax Band: H

Postcode: DT2 7SW

What3Words: [///withdraws.interviewer.pony](https://www.what3words.com/withdraws.interviewer.pony)

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

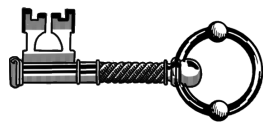
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