

SHITTERTON FARMHOUSE

SHITTERTON • DORSET



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SHITTERTON • BERE REGIS • WAREHAM • DORSET • BH20 7HU

A DELIGHTFUL GRADE II LISTED GEORGIAN FARMHOUSE SET IN
GARDENS AND GROUNDS OF ABOUT 1.7 ACRES

ACCOMMODATION

Entrance hall • Cloakroom • Drawing room • Family room • Dining room • Breakfast room • Kitchen

Main bedroom with en suite shower room • Four further bedrooms, two with en suite facilities • Family bathroom • Two attic bedrooms and bathroom

Garage block with utility/ store room and log stores • Stable block with two stables, tack room and hay store • Delightful gardens with river frontage • Hard tennis court

About 1.7 acres

GUIDE PRICE - £1,100,000



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SITUATION

Shitterton is a small hamlet on the edge of Bere Regis, a popular and well situated village with a good range of amenities including a primary school, parish church, two pubs, Post Office/ village shop, doctor's surgery, and a service station. It is well placed within a short drive of many nearby towns including Wareham (7 miles), Wimborne and Poole (both 12.5 miles) and Dorchester (11 miles) all providing good shopping and recreational facilities, including Wimborne and Dorchester having branches of Waitrose. The village lies just off the A31 which links to the M27 and M3 to London, and there are train stations at Poole and Wareham with direct services to London Waterloo. Poole Harbour is renowned for its excellent sailing, water sports and the Blue Flag Sandbanks beach. Fine walking and cycling can be enjoyed in the Purbeck Hills and along the stunning UNESCO World Heritage Jurassic Coast which starts at Studland Bay beyond Wareham. State schools are in Bere Regis and Lytchett Minster, and there is an excellent choice of highly regarded independent schools in the wider area including Castle Court, Canford, Bryanston, Clayesmore and Dumpton.

DESCRIPTION

A most appealing Grade II listed period farmhouse having handsome elevations of brick under a thatched roof. The house is understood to date from the 18th Century, with later additions, and has been the subject of considerable refurbishment and improvement by the current owner in recent years. These have included the replacement of kitchen and most bathrooms, the provision of further en suite facilities, installation of a new boilers, and complete redecoration. This attractively presented home offers many charming period features including some fine fireplaces, ceiling beams, and flagstone and encaustic tiled floors. It offers bright accommodation with generous room sizes, and a flexible layout that could be arranged to suit a buyer's needs including the possibility of multi-generational living. There are several outbuildings providing stabling and storage, which could offer potential for other uses subject to any necessary permissions being obtained.

The front door opens into the entrance hall, with flagstone floor, cloaks storage, a door to the garden and a guest cloakroom. The

elegant dining room has a fireplace with log burner and double aspect windows, and the cosy family/ TV room has a door to the garden. The drawing room has a charming brick inglenook fireplace with log burner and wood beam over. The kitchen opens into the large breakfast room and both are fitted with an extensive range of painted wood fronted units, including an island unit with inset sink, ceramic hob and oven, a dishwasher, a gas fired Aga set into a brick recess, with a second sink and fridge in the breakfast room.

The first floor is approached via two staircases, one leading up to the main landing with study area. The spacious main bedroom with double aspect windows has a luxurious en suite shower room. There are four further double bedrooms, two of which have en suite shower rooms, plus the attractively refitted family bathroom, which has a freestanding bath, separate glazed shower, basin and WC. A staircase leads up to the second floor where there are two attic bedrooms, ideal for use as playrooms or studies, a bathroom, and access to a loft store room.





OUTSIDE

Shitterton Farmhouse is set along a no through lane, with a private in and out shingle driveway providing extensive parking in front of the house. The house is set in attractive gardens and grounds of approximately 1.7 acres, which extend down to the river at the rear. They are mainly lawned with a paddock area, a variety of shrubs and a backdrop of mature trees. There is a productive kitchen garden with greenhouse, and a hard tennis court. Outbuildings include a garage block with utility room and store, and a stable block with two stables, tack room and hay store.

DIRECTIONS (BH20 7HU)

From Wimborne, take the A31 towards Dorchester and after approximately ten miles, at the roundabout turn left and shortly afterwards at the next roundabout turn right, both signposted to Bere Regis. After 200m take the first right hand turn by the Royal Oak public house into West Street, drive past the village shop on the right and continue along West Street. The turning for Shitterton is on the left hand side, proceed down this lane, along and around a right hand bend. Shitterton Farmhouse will be found on the right hand side.

From Poole, take the A35 west towards Dorchester. After about 12 miles, at the mini roundabout take the first exit for Bere Regis, and then at the Royal Oak public house turn right into the village itself, and proceed as above.

TENURE

Freehold

SERVICES

Mains water, gas, electricity and drainage, gas fired central heating. Please note that the working condition of any of the services or kitchen appliances has not been checked by the agents but at the time of taking particulars we were informed that they were all in working order.

LOCAL AUTHORITY

Dorset Council

AGENT'S NOTE

Photographs taken 2024

VIEWING

Strictly by appointment with Savills.



Shitterton Farmhouse, Bere Regis, Wareham BH20 7HU

Gross Internal Area (Approx.)

Main House = 397 sq m / 4,273 sq ft

Garage = 26 sq m / 279 sq ft

Outbuildings = 102 sq m / 1,097 sq ft

Total Area = 525 sq m / 5,649 sq ft



Important Notice

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