



Culeaze House, Culeaze, Dorset



An impressive, completely renovated late-Victorian country house with **chalk** stream river frontage and 44 acres.

Summary of accommodation

Porch | Reception hall | Drawing room | Study | Open plan kitchen/family room | Orangery | Pantry | Office | Boot room | Cloakroom | Lobby with gardener's WC | Rear lobby
Basement plant room

Principal bedroom with dressing room and en suite bath and shower room | Guest bedroom with dressing area and en suite bath and shower room | Double bedroom with en suite shower room | Two further double bedrooms | Playroom | Family bath and shower room | Laundry room

Attic double bedroom with walk-through sitting room | Central seating area | Two further double attic bedrooms with en suite shower rooms | Two further double attic bedrooms
Bath and shower room | Separate WC | Two large storerooms

Parking | Outbuilding incorporating gym and indoor golf range | Garden | Walled garden | Cricket net | Onion and potato store | Eleven loose boxes | All-weather manège
Grazing | Woodland | River frontage

In all about 44.11 acres (17.85 hectares)

Distances

Bere Regis 2 miles, A31/A35 2.5 miles, Wool 4.5 miles (Waterloo 2 hours 35 minutes), Wareham 7 miles, Dorchester 12.5 miles, Poole 13 miles, Weymouth 17.5 miles

Bournemouth 19 miles, Bournemouth Airport 21.5 miles, Southampton Airport 46 miles

(All distances and times are approximate)



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Location

Culeaze House is situated amidst the beautiful, unspoilt countryside with its land bordering the River Piddle. The beautiful local countryside includes excellent riding country in Wareham Forest and the adjacent heaths to the east and south. Lulworth Cove and Durdle Door on the Jurassic Coast are just a 20-minute drive to the south.

The nearby village of Bere Regis is a thriving community with two pubs, a village shop, post office and parish church. For wider requirements the larger centres of Wareham, Dorchester, Weymouth, Poole and Bournemouth are all within easy driving distance.

For transport links, the A31 and A35 meet just north of Bere Regis. Wool has a railway station with regular, direct services to Poole, Southampton and Waterloo and the airports at Bournemouth and Southampton have flights to both national and international destinations.

Dorset is also blessed with a wide choice of popular independent schools such as Canford, Clayesmore, The Sherborne Schools, Milton Abbey, Leweston, Bryanston, Knighton House and Hanford.





Culeaze House

Built in 1887, Culeaze House stands in just over 44 acres in a peaceful and private setting that includes woodland, extensive grazing and water meadows alongside a lovely stretch of the River Piddle. The house is an impressive, two-storey country house with a further floor of fully converted attics and is built of mellow red brick under a Welsh slate roof.

It has tall, wide sash windows that allow natural light to fill the house creating a feeling of space and light throughout the interior, as well as providing wonderful views over the garden and the surrounding countryside. It has been the much-loved family home of the current owners for the past eight years and has proved to be a wonderful space for a growing family and is perfect for entertaining and having masses of friends to stay. Since the current owners bought the house, it has subsequently been completely renovated to a very high standard and today is beautifully presented.

The ground floor has three large reception rooms grouped around a magnificent reception hall plus a superb, combined kitchen, family room and orangery. The latter space has sufficient size for up to four separate reception areas and yet still feels cosy around its open fireplace on a cold winter's evening. The kitchen is very well equipped with painted timber units and a selection of fitted appliances including two dishwashers and a Wolf electric/gas range cooker with an adjacent pantry and separate office.



The first floor has five good-sized double bedrooms in total and four bath/shower rooms, of which three are en suite. The main bedroom and very large, en suite dressing room both have windows on two sides with fantastic views and share an en suite bath and shower room.

The attics are fully converted and contain a self-contained bedroom suite, a central seating area and four further double bedrooms and three bath/shower rooms, two of which are en suite.



Approximate Gross Internal Floor Area

Main House = 960 sq m / 10,333 sq ft

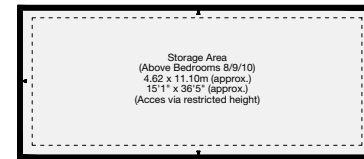
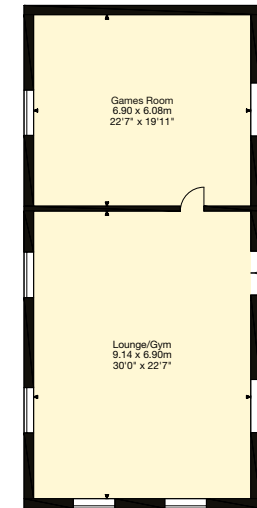
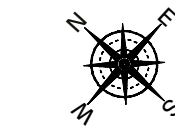
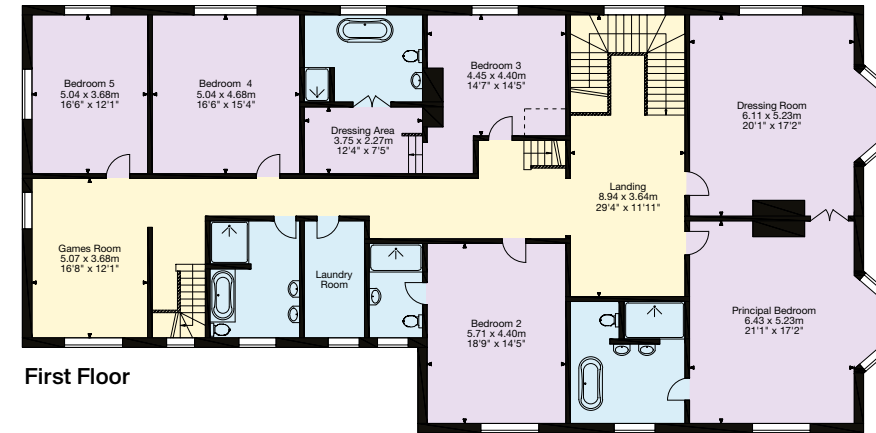
Outbuilding = 106 sq m / 1,140 sq ft

Total Area = 1,066 sq m / 11,473 sq ft

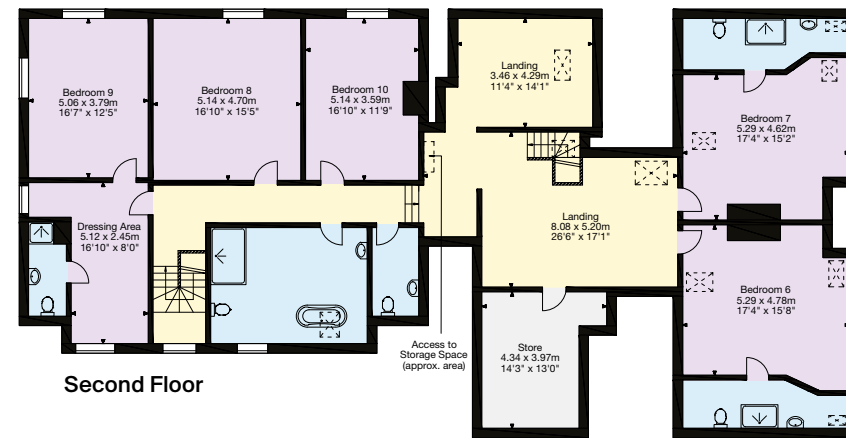
Storage Area = 51 sq m / 548 sq ft

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 text of the Particulars.

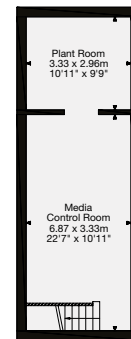
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



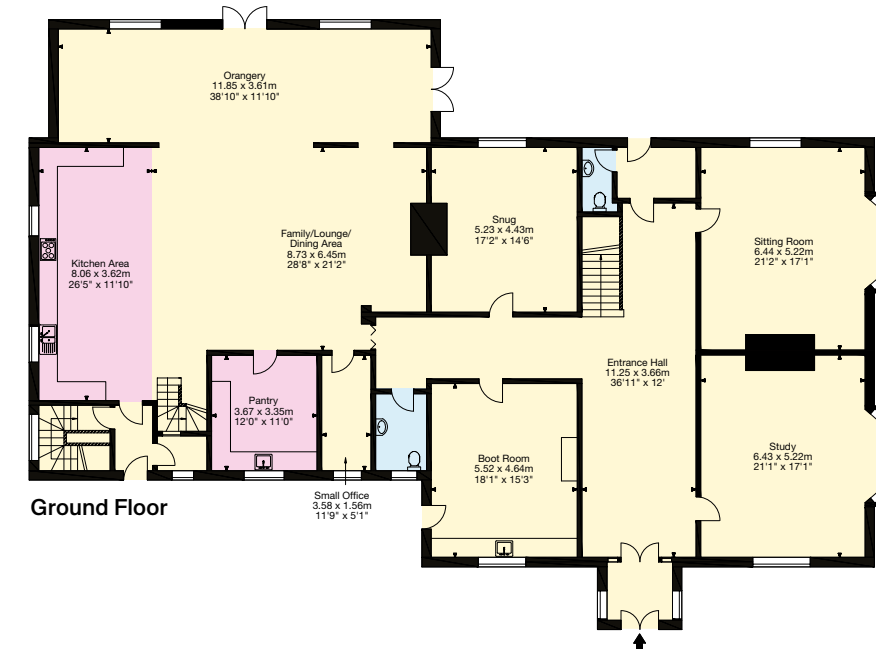
Storage Area



Second Floor



Basement



Ground Floor





Garden, Grounds and Outbuildings

Culeaze House is approached via a no-through lane and a 360-yard long drive line with mature oak trees, thought to date back to the reign of Henry VIII, with the house hidden from view by a substantial belt of mature native trees. Immediately in front of the house is a generous gravelled parking area with space for several cars. Two spurs lead off the drive. One leads to the walled garden and the other to a concrete apron lined on two sides by 11 timber-clad loose boxes and an all-weather manège. On the north side of the house is a gravelled play/outside dining area alongside a recently built, fully insulated outbuilding containing a gym and indoor golf range.



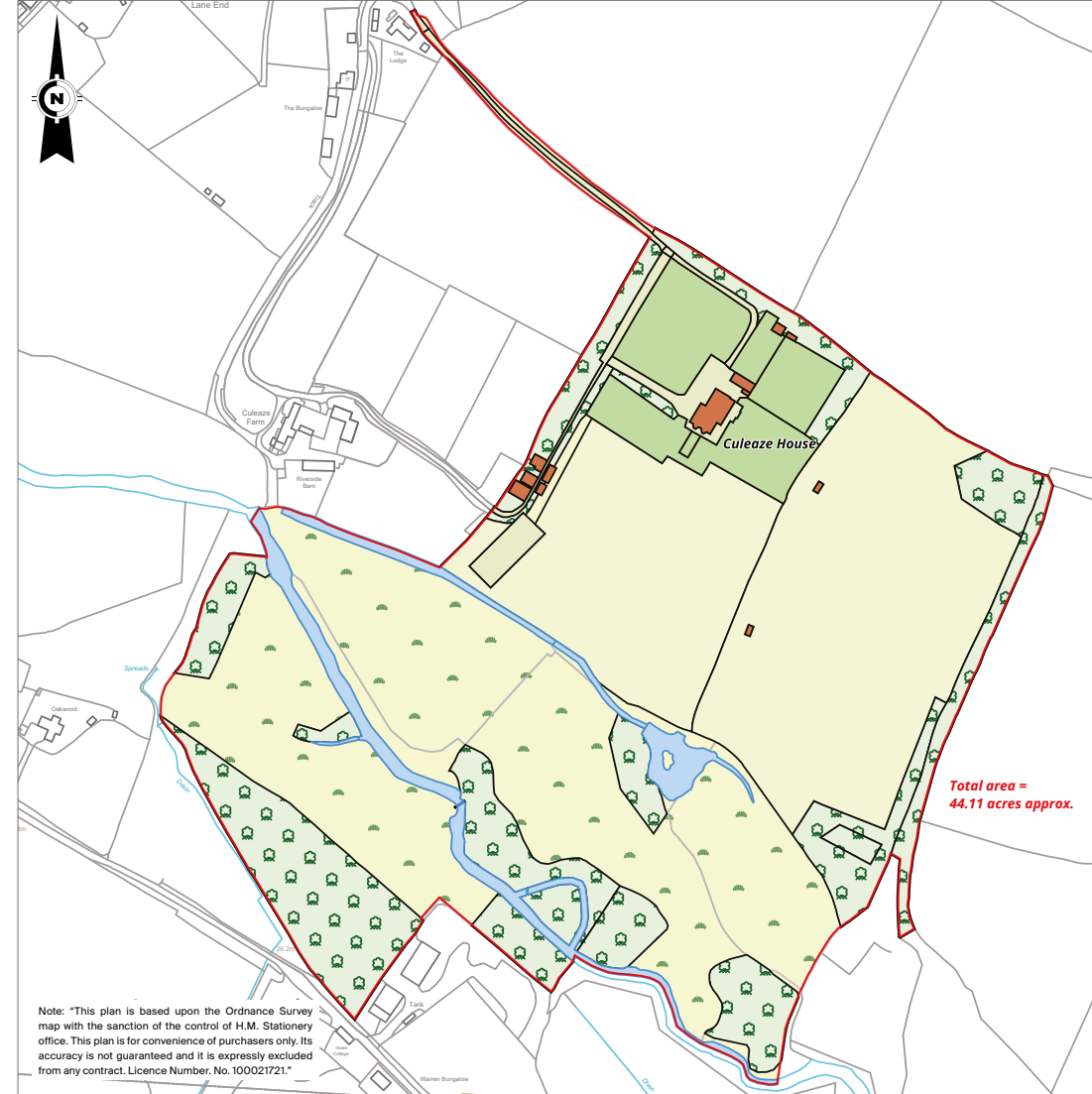
Surrounding the house are about four acres of mature gardens and grounds containing a rich variety of native trees including copper beech, horse chestnut and three statuesque walnut trees.

Within the garden are level lawns fringed with a wide, deep terrace behind the house plus clipped yew and beech hedges and richly planted borders. In one corner is a walled garden that has now been lawned with a central avenue of clipped olive trees.

Land and Chalk Stream River

Beyond the garden to the south-east and south-west are two large paddocks bound by post and rail fencing with each containing a field shelter. The paddocks slope gently down to an extensive area of water meadow bordering the River Piddle dotted with areas of mature woodland. The River Piddle is one of only 210 rivers classified as chalk streams globally and provides Culeaze House with about 500 yards of fantastic river. The stream offers excellent wild brown trout fishing with about 400 yards of double bank fishing and 100 yards of single bank. There is also a lake stocked with coarse fish. In all the garden, grounds and land amount to about 44.11 acres (17.85 hectares).





Services

Mains water and electricity. Private drainage. LPG-fired central heating in main house. Oil-fired central heating in gym and indoor golf range. Superfast fibre Wifi.

Directions (Postcode BH20 7NR)

what3words:///inched.regress.oblige

From the roundabout north-east of Bere Regis, where the A31 meets the A35, take the exit signed to Poole/A35. At the next roundabout take the second exit into Bere Regis. Continue for about a quarter of a mile through the village. Continue for a further mile and then turn left, signed to Culeaze. After a third of a mile turn right off a sharp lefthand bend. After 50 yards at the star-shaped junction bear left onto the property's approach drive. Beyond the electrically operated gates continue down the drive and take the first turning after about 200 yards. Carry on for a further 75 yards and turn left onto the approach drive to the house.

Property information

Tenure: Freehold

Local Authority: Dorset Council (www.dorsetcouncil.gov.uk)

Council Tax: Band H

EPC Rating: E



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2024, Photographs and videos dated August 2023.

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