



The White House, Osmington, Dorset



A beautifully presented Regency house in a partly walled garden with a self-contained, converted Coach House.

Summary of accommodation

Ground Floor – Hall | Drawing room | Dining room | Sitting room | Office | Orangery
Inner hall | Kitchen/breakfast room | Double bedroom with en suite shower room
Laundry room | Freezer room | Wine store | Two cloakrooms

First Floor – Principal bedroom with en suite shower room | Guest bedroom with en suite shower room | Two further double bedrooms | Family bath & shower room
Additional separate WC

Coach House – Sitting room | Kitchen/dining room | Cloakroom/WC
Double bedroom with ensuite bathroom | Further double bedroom | Shower room
WC

Garden and grounds - Double garage with first-floor studio | Parking
Summer house | Garden

In all approximately 0.9 acre

Distances

Preston 1.4 miles, Weymouth town centre 5.4 miles, Dorchester 7.9 miles,
Wool station 9 miles (Waterloo 2 hours 28 minutes), Bournemouth International
Airport 31.8 miles. (Distances and time approximate).



5+2



4+2



5+1



2

0.9
acre





Location

The White House is situated in the small, scenic village of Osmington, which has a church, dairy shop and tea room and is set against a backdrop of the South Dorset Ridgeway with the Osmington White Horse carved into the hillside. The surroundings provide great walking and riding opportunities and the Dorset Heritage Coastal Path, leading to a little used beach in Osmington Bay, is just a seven minutes' walk away. There is a pub at Osmington Mills plus two convenience stores in nearby Preston. For wider requirements the village is close to the coastal town of Weymouth and the county town of Dorchester, both of which offer an excellent and comprehensive range of shops and local businesses, with Dorchester boasting two Waitrose stores. Direct rail services to London Waterloo are available from nearby Moreton (about 2.5 hours). Bournemouth and Exeter International Airports are both just over an hour's drive away. Dorset is also home to a wide variety of schools from both the state and independent sectors. Notable independent schools within easy driving distance include Sunninghill, Milton Abbey, Bryanston, Knighton House and Hanford.

The White House

Understood to date back to about 1815 and described by Sir Nikolaus Pevsner in "The Buildings of England" as having "two buxom full-height bows", The White House is a beautiful, Grade II listed Regency house with a stuccoed and painted exterior under a Welsh slate roof. It is set well back from the road within a garden that is walled on three sides, with tall mature trees providing a high degree of privacy. It is beautifully presented and has retained many of its original architectural features, including its elegant front staircase, tall sash windows, cornicing and fireplaces.

The house is south-facing and has an exceptionally light and airy feeling throughout, with views over the garden and rooftops of the village to the South Dorset Ridgeway. It has been the home of the present owners for the past 20 years and has been sympathetically extended and improved. These improvements include the addition of a large office with a store and cloakroom behind the orangery, a double garage with a first-floor studio, and the conversion of its Coach House to create a fully independent guest cottage that has significant holiday let potential, having its own frontage onto Church Lane and complete privacy from the main house.

At the front of the house are two lovely reception rooms on either side of the hall, with a door from the drawing room opening into the south-facing orangery. The gorgeous kitchen/breakfast room at the rear of the house extends into a cosy sitting room creating a single large, L-shaped room equipped with a lantern roof light and fitted with bespoke units and gas-fired AGA alongside a gas/electric AGA Companion.

On the first floor the principal bedroom and guest bedroom both have en suite shower rooms. There are two further double bedrooms and the family bathroom which has a separate shower. At the rear of the house on the ground floor is a further en suite double bedroom.







The Coach House, Outbuildings & Garden

The property entrance is approached up a short, gravelled drive to a broad turning circle in front of the house. On one side of the approach drive is a double garage, rendered in a similar style to the house, with a useful first-floor studio. The garden extends out in front and on both sides of the house and is bounded by stone walling, high close boarded fencing along with mature trees and shrubs that combine to effectively screen the house and garden from view. It incorporates a series of level lawns fringed by mature shrubs and richly planted borders. One of the lawns extends out from a paved terrace on the western side of the house and is accessible from the kitchen through French doors. It has a summerhouse on one side and forms a completely sheltered space that catches the sun from late morning through to the evening. On the east side of the house is a further paved seating area with a path leading down to The Coach House, which is separate from the main house, self-contained and incorporates a sitting room, kitchen/ dining room, two first floor double bedrooms, shower room and ensuite bathroom.



Property Information

Tenure: Freehold.

Services: Mains gas, water, electricity & drainage. Superfast broadband. .

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

The White House: Tax Band G. The Coach House: Tax Band D.

Directions (Postcode DT3 6EJ)

what3words:///fuse.helped.lifeguard

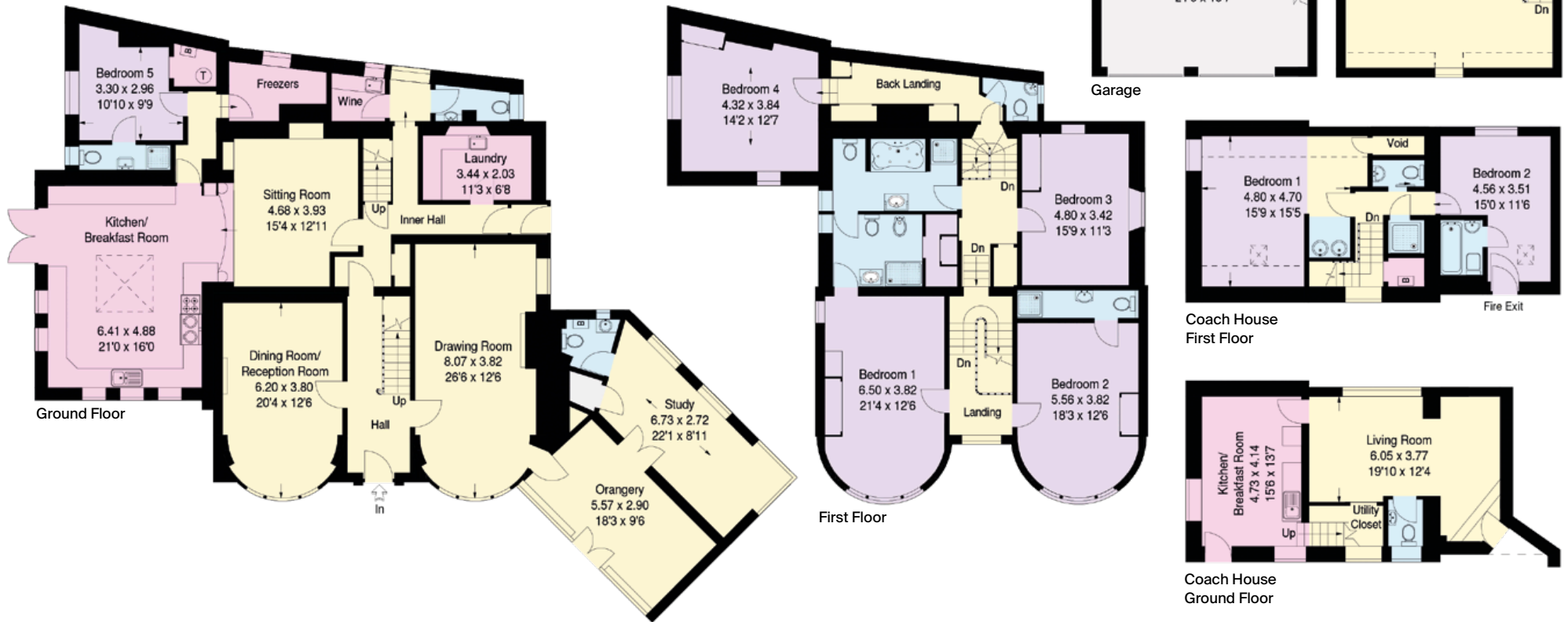
Approaching from the east, follow the A353 into Osmington. As you enter the village, passing Chapel Lane on the right, take the next right into Church Lane. The entrance to the property, which is clearly marked, will be seen immediately on the left with the property's gravelled driveway passing between a pair of tall gate pillars and white painted wooden gates.

Approximate Gross Internal Floor Area

Main House: 365 sq m / 3,925 sq ft

Coach House: 94 sq m / 1,015 sq ft

Garage: 79 sq m / 845 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.

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I would be delighted to tell you more

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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 June 2023. Photographs and videos dated May 2021.

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