



Westwood House, Bradford Peverell, Dorset



A thatched country house in a superb parkland setting with gorgeous views, 5.6 acres and consent to extend.

Summary of accommodation

Ground Floor - Reception hall | Sitting room | Dining room | Inner hall | Cloakroom
Kitchen | Breakfast room | Boot & laundry room | Integral double garage with
integral gardener's WC & pet shower

First Floor - Walk-through study | Principal bedroom suite with ensuite dressing
room & bathroom | Further double bedroom | Single bedroom | Family bathroom
Family shower room | Business workspace/double bedroom

Garden and grounds - Parking | Garden incorporating two arboreta
Vegetable garden incorporating garden store & two greenhouses
Woodland | Paddock

In all approximately 5.56 acres

Distances

A35 1.2 miles, Dorchester town centre 4 miles (Waterloo 2 hours 28 minutes),
Sherborne 21 miles, Weymouth (Jurassic Coast) 10.5 miles, Dorset Golf Resort 28.6
miles, Bournemouth Airport 35 miles, Exeter Airport 48 miles.
(Distances and time approximate)



4



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4



5.56
acres

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Location

Westwood House is situated among the low chalk hills of the Dorset Downs at the centre of the former 1,180 acre (478 hectares) Bradford Peverell Estate, about 1.5 miles as the crow flies from Dorchester and about 10 minutes by car from the town centre. As Dorset's county town Dorchester offers an excellent range of shopping, business and recreational facilities including a Tesco superstore plus GP, dental and veterinary surgeries. The beaches at Ringstead, Weymouth and the Isle of Purbeck and Poole harbour are all within easy reach by car. Dorset Golf Resort (27 holes) is just 12 miles away, with several other golf courses also nearby. Dorchester station has a rail service to Waterloo (2 hours 20 minutes) with the airports at Bournemouth, Southampton and Exeter all within reach. The local area offers a wide choice of schools from both the state and independent sectors. These include the respected Thomas Hardy School (State secondary), Sunninghill Nursery and Prep School in Dorchester, with Milton Abbey, the Sherborne schools, Perrott Hill, Bryanston, Bryanston Prep and Hanford, which are all within a 17 mile radius.

Westwood House

Built in 1952 on formal parkland around Bradford Peverell House, Westwood House enjoys a truly wonderful and unique setting that is not only beautiful but also completely private. The house has an east/west axis set back behind a belt of mixed woodland, which shields the house from view, whilst the rear looks out over landscape surrounding an unspoilt chalkland bowl on the Dorset Downs. It started life as a three-bed, thatched cottage, which was subsequently enlarged in keeping with the original. It is now a substantial country house that cleverly combines generously sized rooms at one end with cosier family rooms at the other. The exterior is protected by painted roughcast render under a reed-thatched roof capped with wheat straw and the interior has a light and airy feeling, with gorgeous views over the garden and surrounding countryside. At one end of the house are the sitting room and adjacent reception hall, which have timber floors, an inglenook fireplace and windows on two sides including French windows to the terrace. These rooms are linked via the dining room and inner hall to the substantial kitchen and adjacent breakfast room, which also has French windows to the garden.

Upstairs are the principal bedroom suite with walk-through study, three further bedrooms and two bath/shower rooms.

Detailed planning consent (P/HOU/2022/00480 dated 6 May 2022) has been granted to extend the ground floor with a single storey, timber-clad extension that increases the current living space by 870ft² (80.9m²) to 4,080ft² (379.1m²). The planned extension would create a single, L-shaped family living area combining the kitchen/breakfast room with a new dining hall and living room. The consent also re-models upstairs to make better use of the existing space, creating five double bedrooms, three of which will be ensuite. The extension also incorporates bi-folding doors the full length of the open plan kitchen/dining area plus two first floor Juliet balconies to make the most of the glorious views.







CGI image – planning consent P/HOU/2022/00480

Garden and Grounds

Westwood House is set back behind a thick belt of mature woodland with the majority of the grounds stretching out behind the house and blending into the older parkland, which contains some fine mature trees including one of the largest beech trees in the South West of England. A lawn extends out from the house to two arboreta containing a wonderful mix of trees that provide an exotic palette of colours and shapes. Beyond is a great swathe of completely unspoilt countryside. Bordering the northern side of the garden is a tall, 100-yard long, L-shaped beech hedge that shelters a deep, 75-yard long border planted with a rich mix of roses, shrubs and herbaceous perennials. Beyond the beech hedge is a paddock peppered by several mature specimen trees and bound by stock-proof fencing. The woodland within the grounds is underplanted with Spring bulbs transforming into a carpet of bluebells in early May. Close to the house is a sheltered vegetable garden with a garden store and two greenhouses. Piped water is laid to watering points/water troughs throughout the grounds. In all about 5.6 acres (2.27 hectares).





Property Information

Price Guide: £1,350,000

Tenure: Freehold.

Services: Mains electricity. Private water (via shared borehole) & drainage. Oil-fired central heating. Bottled gas.

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

Tax Band G.

Directions (Postcode DT2 9SE)

Drive west from Dorchester on the A35 towards Honiton from the Monkeys Jump Roundabout. After about 1.2 miles turn right (**what3words/// perfectly.escapes. squabbles**) between two former gate lodges onto the estate access road/Church Lane. Follow the access road for 1.2 miles and the driveway entrance to the property (**what3words/// removers.hope.outfit**) will be found on the right.

Approximate Gross Internal Floor Area

Main House: 298.2 sq m / 3210 sq ft

Garage: 56.1 sq m / 604 sq ft

Total: 354.3 sq m / 3814 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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Particulars dated April 2023. Photographs and videos dated April 2023.

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