



RV RURAL VIEW

East Lodge
Bugley, Gillingham - Dorset

East Lodge
Bugley
Gillingham
Dorset SP8 5RD

A detached country home situated in a lovely Blackmore Vale setting with a generous garden and extensive versatile accommodation offering scope to improve or reconfigure

- Desirable Blackmore Vale Location
- Four Reception Areas
- Good-Sized Kitchen/Breakfast Room
- Four Bedrooms, Bathroom & Shower Room
- Large Hall, Landings, Porches & Cloakroom
- Garden, Parking & Garage
- Refurbishment Opportunity

Viewing strictly by appointment via
Sole Agents Rural View (Salisbury) Ltd
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Situation The property is situated set off a small lane amidst the lovely gently undulating countryside of the Blackmore Vale in North Dorset. Although located in a peaceful rural setting surrounded by farmland, it is not too isolated as the town of Gillingham is just 2.5 miles away. Gillingham has a good choice of facilities including a wide range of shops including Waitrose, Asda and Lidl supermarkets, Mole Country Store, a highly respected secondary school, leisure centre, medical facilities and a station with mainline rail services to London (Waterloo) & the West Country. The nearby villages of East & West Stour both have country pubs with the former being home to the Udder Farm Shop and the latter has a petrol station with a Spar supermarket.

The local road network gives ready access to the other main towns in the area including Bath, Blandford, Salisbury, Shaftesbury, Sherborne, Warminster and Wincanton as well as to the South Coast whilst the A303 trunk road links with the M3 motorway making London within reach for the motorist. Many families are drawn to the area by the quality of country life and the many excellent state and private schools such as Port Regis, Clavesmore, Bryanston, Bruton, Dauntseys, Downside, Sandroyd, Warminster and Sherborne amongst others.

Located in a beautiful rural area, this is an ideal base from which to explore the particularly attractive surrounding countryside which offers a variety of leisure pursuits such as walking, riding and cycling as well as traditional field sports. There are golf courses at Tollard Royal, Salisbury, Sherborne, Warminster and Wincanton with racing at Bath, Salisbury and Wincanton and sailing at Shear Water near Warminster. There are several excellent dining pubs in the vicinity as well as many places of interest such as The Newt, Hauser & Wirth art gallery, Old Wardour Castle, the Longleat Estate, Stourhead Gardens and Wilton House.



Property East Lodge was formerly a modest period lodge house for the neighbouring country house before being considerably extended in the 1980's to create a more substantial property. Built with a mix of painted stone and brown brick external elevations under tiled roofs, the accommodation is arranged over two floors and is not only extensive but offers considerable versatility as to how it can be utilised.

In the more modern side of the property, the ground floor living space includes a particularly generous reception hall, an inner hall, triple aspect sitting room, kitchen/breakfast room, storeroom, bathroom, separate shower room and two porches. The older lodge part has three reception areas and a hall. Upstairs there are two spacious landings, four bedrooms and a cloakroom.

East Lodge would now benefit from some updating and improvement and a new owner may want to consider rearranging the internal layout to take advantage of the generous space on offer.

Outside The property sits at the upper end of its extensive, gently sloping southeasterly facing garden which borders fields and now needs to be taken into hand. It comprises areas of lawn, flower and shrub borders, a variety of deciduous and conifer trees, a pond, a wooden shed/workshop, parking and a garage.



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Directions Heading west on the A30 from Shaftesbury towards Sherborne, at the Udder Farm Shop turn right into Browns Lane, at the junction by the Crown Inn turn right into the B3092. Continue along the road to Madjeston and take the first left on the slight bend to Eccliffe, keep on this county lane over the River Stour along Nations Road for ½ mile past Walnut Tree Farm and turn into the small lane on the right opposite Wool House. The property will be the first one on the right.

For SatNav the postcode is SP8 5RD What3Words: husky.polygraph.dragon

Services Mains water & electricity, private drainage, oil fired central heating.

Local Authority Dorset County Council 01305 221000 - Council Tax Band F

EPC Energy Efficiency Rating

Current: 59 (D) - Please refer to the agents for the complete EPC

Broadband Download Speed - Standard 9 Mbps, Ultrafast 1000 Mbps (Ofcom)

Tenure Freehold

Joint-Agents Symonds & Sampson, Sturminster Newton office 01258 47333766



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Plan produced using PlanUp.

