

# OAKLANDS

EAST ORCHARD, DORSET



**RV**  
RURAL VIEW

# OAKLANDS

East Orchard, Shaftesbury, Dorset SP7 0LQ

Sturminster Newton miles 4.5 miles, Shaftesbury 5 miles, Gillingham Station 8 miles, Blandford Forum 10 miles

A HANDSOME COUNTRY RESIDENCE WITH WONDERFUL RURAL VIEWS,  
EXTENSIVE & VERSATILE ACCOMMODATION AND DELIGHTFUL GARDENS.

Entrance Porch | Entrance Lobby | Reception Hall | Sitting Room | Library/Study | Garden Room | Dining Room

Family Room | Kitchen | Rear Hall/Second Kitchen | Utility Room | Storeroom

Six Bedrooms | Six Bath/Shower Rooms

Annexe with Studio Room, Hall, Kitchenette & Shower Room

Outbuildings: Double Car Barn | Barn with Implement Garage/Store | General Store & Wood Store | Workshop

0.82 Acre of Gardens, Grounds | Pond with Summer House & Jetty



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## SITUATION

Oaklands is located off a country lane in the small rural hamlet of East Orchard and is surrounded by the glorious countryside of North Dorset's Blackmore Vale, famous for its gently undulating dairy farmland. The charming market town of Sturminster Newton is just 4.5 miles away, known for its picturesque stone bridge and mill on the River Stour. It has a good range of independent shops, a supermarket, primary and secondary schools, doctors' surgery and traditional inns.

The Saxon hilltop market town of Shaftesbury, famous for the steep cobbled street of Gold Hill, and Blandford Forum with its fine Georgian architecture, both offer further shopping and educational options as well as cottage hospitals. The nearest railway station is at Gillingham (8 miles), which has mainline services to London (Waterloo) and the West Country.

The local road network gives ready access to the other towns in the area including Bath, Dorchester, Poole, Salisbury, Sherborne, Warminster and Wincanton as well as to the South Coast whilst the A303 trunk road, linking with the M3 motorway, makes London accessible for the motorist. There are several well-respected private schools in the area including Sandroyd, Port Regis, Claysmore, Hanford, Bryanston, Canford, Sherborne, Downside and Milton Abbey.

East Orchard is an ideal base from which to explore the beautiful countryside of North Dorset and for a variety of rural pursuits such as walking, riding and cycling as well as traditional field sports. There are golf courses at Blandford, Salisbury, Tollard Royal and Warminster with racing at Bath, Salisbury and Wincanton. There are many places of interest to visit in the locality such as Old Wardour Castle, the Longleat Estate, Sherborne Castle, Stourhead Gardens, Wilton House and Kingston Lacy.

## PROPERTY

Oaklands is a fine detached house with red brick & stone faced external elevations under a tiled roof and is thought to have been built around the time of the First World War. Over the years the property has been altered, improved and extended with single storey additions resulting in the creation of an excellent family home with a lovely feel as well as extensive, versatile and spacious accommodation which includes a useful separate studio/annexe. Of particular note is the marvellous, far-reaching outlook over farmland and the Dorset countryside.

The well-presented accommodation is arranged over three floors and lends itself to be utilised, adapted and updated in a variety of ways. The property is accessed via an entrance porch and lobby to a welcoming tessellated tiled reception hall which leads to the double aspect sitting room with a woodburner, a library/study with a Morso woodburner and doors to the triple

aspect garden room. A charming family room has a bay window to the front, Morso woodburner and an archway to the fitted farmhouse style kitchen which in turn is open to the south facing dining room which has an Alpha range and leads on to a storeroom. Also on this level is a cloak/wet room, rear hall with a secondary kitchen area, utility/boot room, walk-in larder and a store.

Upstairs on the first floor are four well proportioned double bedrooms all of which have either an en-suite bath or shower room and two of them have access to their own roof terraces overlooking the garden with views beyond. The second floor has two double bedrooms, both with eaves storage space, and a shared shower room. Although a sizable property, with its solar panels and air sourced heating, it is a relatively cost-efficient one to run. For a number of years, Oaklands was run as a successful bed & breakfast business.

**OUTBUILDINGS**

Oaklands benefits from having a number of outbuildings which include a detached annexe to the rear of the house comprising a hall, kitchenette and shower room at ground floor level and stairs leading up to a studio/potential bedroom with a balcony overlooking the pond.

Set back from a parking area is a two bay oak framed car barn. The good-sized barn includes an implement garage/store, general store and a woodstore with an adjacent greenhouse. Attached to the house and accessed via a covered area is a useful workshop which could be converted into an office or studio or be incorporated into the main living accommodation, possibly as an annexe.

**OUTSIDE**

The property has extensive grounds amounting to around 0.82 of an acre and won the accolade as the Dorset Wildlife Friendly Garden of 2018. These include areas of lawn, well stocked and established flower, shrub and rose borders, a magnificent iron framed wisteria walk, open and covered seating areas, an ornamental pond (not in use), small vegetable garden, wild garden and a variety of mature and ornamental trees. A particular feature is the large, attractively landscaped pond with a wooden jetty and large summer house from which to enjoy the garden's diverse flora and fauna.

**DIRECTIONS (SP7 0LQ)**

From Tisbury, proceed South via Ansty to the A30, turn right to Shaftesbury. Proceed through Shaftesbury on the B3091 along Bimport and down St John's Hill, at the bottom continue round to the right bend signed to Sturminster Newton. Proceed along the B3091 for around four miles, at the sharp right-hand bend go straight ahead signed to East Orchard. The property will found on the left after around half a mile.

**TENURE**

The tenure of the property is freehold.

**SERVICES**

Mains water and electricity, private sewage treatment plant, air sourced heating supplemented by oil fired Alpha range and solar panels.

**LOCAL AUTHORITY**

Dorset Council.

**OUTGOINGS**

Council tax band F

**EPC**

D (55) - Please refer to the agents for the complete certificate.

**BROADBAND**

Wessex contracted speeds: Download 250Mbps, Upload 125Mbps.

**VIEWINGS**

Strictly by appointment with Rural View.

Oaklands, Village Road, East Orchard, Shaftesbury SP7 0LQ

Gross Internal Area (Approx.)

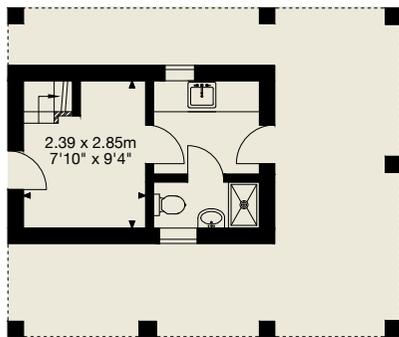
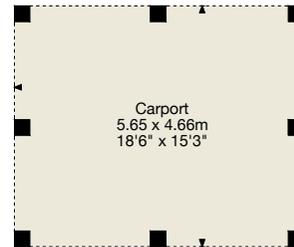
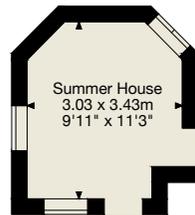
Main House = 322 sq m / 3,463 sq ft

Workshop = 13 sq m / 139 sq ft

Outbuildings = 62 sq m / 669 sq ft

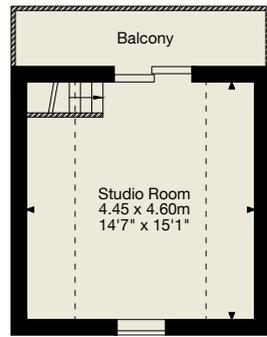
Annexe = 25 sq m / 266 sq ft

Total Area = 422 sq m / 4,537 sq ft

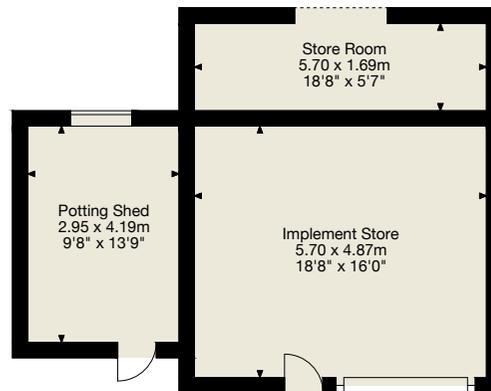


Ground Floor

Annexe



First Floor



Outbuildings



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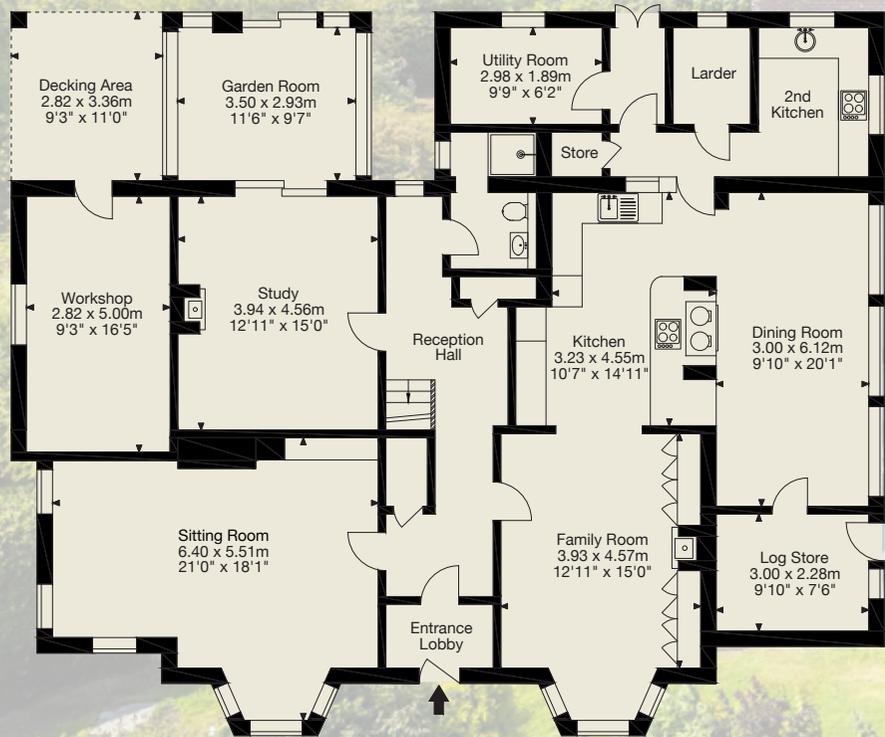
(Excl. Eaves)

Workshop = 13 sq m / 139 sq ft

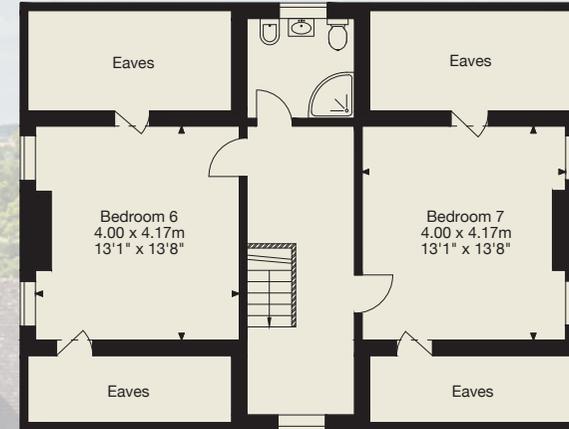
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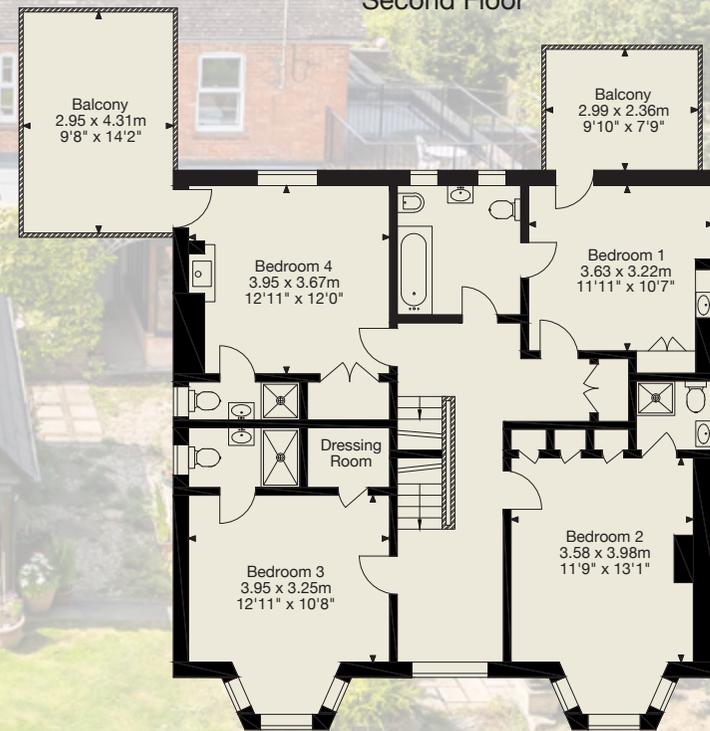
Total Area = 422 sq m / 4,537 sq ft



Ground Floor



Second Floor



First Floor

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