

SPRINGFIELD HOUSE

BUGLEY, DORSET



A fine Georgian country house in a wonderful elevated position surrounded by 72 acres of pasture & meadow

Gillingham 3 miles (London Waterloo from 2 hours), Shaftesbury 7 miles, Sherborne 12 miles
Bath 31 miles, A303 5.5 miles

SPRINGFIELD HOUSE

Bugley, Nr Gillingham, Dorset SP8 5RD

LOT 1

Springfield House: Hall | Drawing Room | Dining Room | Sitting Room | Kitchen/Breakfast Room
Larder | Utility Room | Boot Room | Boiler Room | Tack Room | Farm Office / Playroom & 2 WC's

Galleried Landing | Principal bedroom with en-suite Bathroom | 4 further bedrooms | 2 further Bathrooms
Integrated Annexe with 2 Further Bedrooms, Bathroom, Kitchenette, Family Room

Charming landscaped gardens & grounds with terraces and long reaching views
Swimming pool | Tennis court (in need of repair) | Vegetable garden

Stable courtyard with 10 loose boxes, feed room, hay barn, workshop and artists studio
Further foaling boxes | Menage | Post & railed paddocks | Copse
About 23.79 acres

LOT 2

East Lodge comprising hall, kitchen/breakfast room, sitting room, potential for 4 bedrooms,
2 bathrooms, extensive gardens, garage & parking.
In all about 0.81 acres.

LOT 3

About 47 acres of pasture & meadow land adjoining the River Stour

In all about 72 acres
Available a whole or in 3 lots

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SITUATION

Springfield House sits in a beautifully elevated position in the charming hamlet of Bugley in North Dorset which is located on the northern slopes of the River Stour valley. It lies within the heart of the renowned Blackmore Vale countryside about 3 miles southwest of Gillingham which has a Waitrose and railway station to London (Waterloo) taking from 2 hours. It is also equidistant from East Stour which has the popular Udder Farm shop.

A wider range of facilities, shops & restaurants are available in Shaftesbury, Sherborne or Bath. Attractions locally include Stourhead, The Newt at Hadsden, nr Castle Cary and Hauser & Wirth at Bruton. There are excellent road links within the region as well as to the South Coast. The nearby A303 provides access to London, the West Country and motorway network. The nearest regional airports are at Bristol or Southampton, and Henstridge Airfield is 6 miles away for private aviation.

Within the Blackmore Vale are many beautiful footpaths and bridleways ideal for participating in a variety of rural pursuits including walking, riding & cycling. The area is also renowned for its field sports. Racing is at Wincanton, Bath & Salisbury with golf at Wincanton & Sherborne. There are a good state schools at Gillingham or Shaftesbury and private schools locally including Port Regis, Sandroyd, Hanford, Clayesmore, Hazelgrove, Sherborne, Bryanston, Kings Bruton, Millfield & Downside.

LOT 1 - SPRINGFIELD HOUSE

Springfield House is marketed for the first time in nearly fifty years, and has all the qualities of classic period country house sitting at the head of a long drive commanding superb views over its own land. An elegant Georgian house, it is believed to date from the early 1800's with later additions having rendered elevations under a slate roof. The house is Grade II Listed as being of Special Architectural and Historic Interest.

The property has been operated as a commercial stud farm with a successful racing bloodline and historical links to Sandley Stud. The property accommodated at least 3 brood mares with youngstock in addition. Most of the buildings have been used for the stud business with the menage used for training and exercise.





Internally, the principal rooms flow well off an elegant central hall with a charming cantilevered staircase. The reception rooms are well proportioned with good ceiling heights with a variety of period features including cornicing, alcoves, door architraves, carved fireplaces, window seats and shutters. The Kitchen provides a great family space with adjoining breakfast and living area giving ample seating areas, a woodburning stove and views over the courtyard and lawns. There is a central granite island and variety of cupboards / worktops, 4 oven oil fired Aga, dishwasher and space for American style fridge / freezer. Beyond are extensive and useful domestic offices, farm office / playroom.

The first floor opens into a pretty galleried landing where there is a principal bedroom with en-suite and 4 further bedrooms (one of which can be used as the principal dressing room) and 2 bathrooms. A connecting door leads through into a 2-bed annexe with separate bathroom, kitchenette and family room. There is also a door to the garden from this floor so it could easily be used independently if required. In all the accommodation extends to about 5945 sq ft – please see floor plans for dimensions and layouts.

OUTSIDE

The gardens and grounds provide a lovely setting for the house which sits centrally within Lot 1. The long drive leads to a gravelled parking area beside the houses and garaging with a spur off the drive leading to the outbuildings. Adjoining to the south is a terrace, extensive lawns and herbaceous borders including many mature and specimen trees. This leads to the swimming pool and further stabling used as foaling boxes. To the north is a copse, hard tennis court (in need of repair) and vegetable garden. Nearby is the attractive stable courtyard partly built of local stone which includes 10 loose boxes, foaling boxes, hay stores, feed rooms, workshop and artist's studio. There is potential for a variety of further uses subject to necessary planning consents.

The land is of superior quality for the area, being above a limestone seam which provides excellent drainage and is particularly well suited to grazing livestock and raising equine stock, as demonstrated by the number of stud farms located nearby including Sandley which was previously held as the National Stud. The limestone soil produces grass rich in calcium which helps to build up bone strength in horses, helping them withstand the rigors of horse racing. The main house is surrounded by a variety of post and railed paddocks with water and superb views in all directions. A footpath crosses the north west tip of Lot 1.



Lot 1 extends to about 23.79 acres.

LOT 2 - EAST LODGE

East Lodge is a spacious individual Lodge House with adaptable accommodation including good size kitchen/breakfast room, sitting room, 2 reception rooms and 4 bedrooms upstairs. The gardens are a particular feature and extend to the front with a south facing aspect. The property is presently let on an assured shorthold tenancy.



EAST LODGE



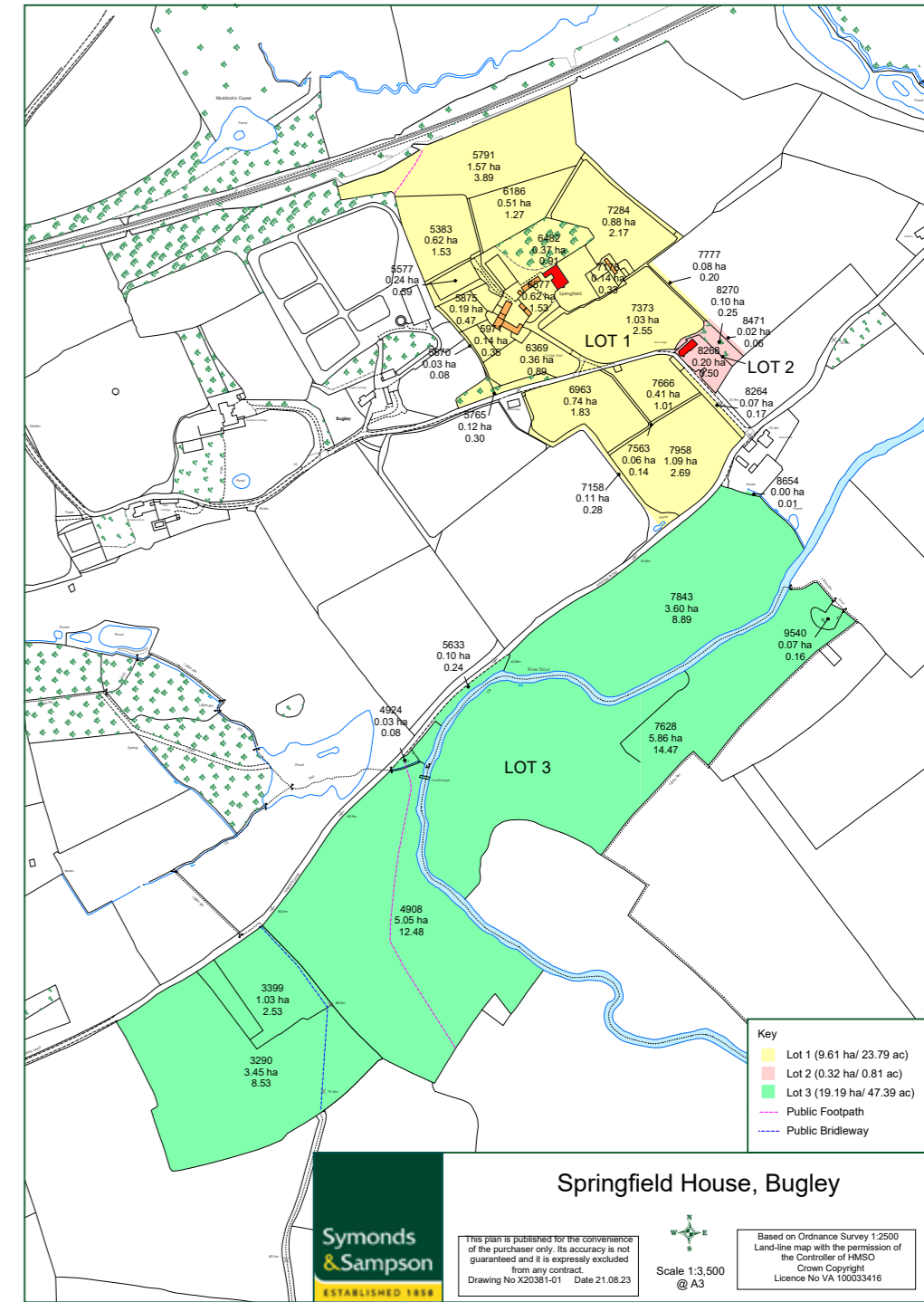
SPRINGFIELD HOUSE

TOTAL

5,945 Sq Ft - 552.2 Sq M



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LOT 3 - LAND

The land sits within the River Stour valley and includes 3 level meadow enclosures bisected by the river, with further enclosures on the higher ground to the south-west, all of which have good road frontage. Primarily used for cutting hay/silage or cattle grazing, the land is strong loam over clay and has a bridleway and footpath crossing it.

Lot 3 extends to about 47.39 acres.





- Key**
- Springfield House
 - Loose Box Stables - 4,477.65 sqft
 - Workshop/ Artists Studio - 409.26 sqft
 - Washdown Area - 210.90 sqft
 - Menage - 164.15 ft x 75.92 ft
 - Secure Storage Shed - 572.22 sqft
 - Tennis Court
 - Garaging - 756.96 sqft
 - Swimming Pool
 - Hay Barn - 1,058.29 sqft



Springfield House, Bugley

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Drawing No X20381-02 Date 08.09.23

Scale 1:1,000
@ A4

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Lot 2 extends to about 0.81 acres.

DIRECTIONS (SP8 5RD)
Heading west on the A30 from Shaftesbury and near the Udder Farm Shop turn right into Browns Lane and at the junction turn right. Continue on the B3092 taking the next main left to Eccliffe and carry on over the River Stour. Bear left at the T junction and continue along the lane for ½ mile taking the next right turn and then right up the drive.

METHOD OF SALE
Springfield House is offered for sale by private treaty as whole or in 3 lots.

SERVICES
Mains water and electricity. Private drainage. Oil fired central heating and Aga. BT Broadband although Wessex Internet cabling is available for connection at the property.

WAYLEAVE, EASEMENTS & RIGHTS OF WAY
The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

EPC AND COUNCIL TAX
Springfield House EPC n/a Annexe to Springfield E
Springfield Council tax band G
East Lodge EPC D Council tax band F

BASIC PAYMENT
The Vendor will claim and retain the 2023 Scheme year.

SPORTING AND TIMBER
All sporting, timber & mineral rights are included in the freehold sale, in so far as they are owned.

LOCAL AUTHORITY
Dorset Council 01258 454111

VAT
Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

HEALTH AND SAFETY
Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and machinery.

SOLICITORS
Wilsons, Salisbury Kate Stockdale 01722 427661

WHAT THREE WORDS
manage.prices.consoles

VIEWINGS
Strictly by appointment with the vendor's joint agents, Symonds & Sampson 01258 473766, Rural View 01747 442500 and Knight Frank 020 7861 1717



Symonds & Sampson

