



Church Hill, Buckhorn Weston, Gillingham, Dorset, SP8

Guide Price: £450,000

Freehold

Church Hill

Buckhorn Weston, Gillingham, Dorset, SP8

 3  2  3  1,994 sq ft

Characterful Semi-Detached Cottage

Principal Bedroom With En-Suite

Kitchen/Breakfast Room With Adjoining Utility Room

Generous Rear Garden With Countryside Outlook

Gated Driveway Parking For Multiple Vehicles

Three Useful Outbuildings With Annexe Potential (STPP)

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ABOUT THE PROPERTY

Situated in the heart of Buckhorn Weston village, Orchard Cottage, formerly the village post office, is a characterful three-bedroom home offering generous accommodation, a substantial rear garden with far-reaching countryside views and three useful outbuildings. With gated driveway parking, an air source heat pump and potential for annexe accommodation (STPP), the property presents an exciting opportunity to modernise a charming village cottage, and is offered to the market with no onward chain.





GROUND FLOOR

The property is entered through a welcoming entrance hall with space for coats and shoes, leading into the central hallway, where attractive flagstone flooring continues underfoot. From here, the main ground-floor accommodation branches off naturally, with access to the study, sitting room and kitchen/breakfast room, together with a downstairs cloakroom and stairs rising to the first floor. The study is a versatile room, with vaulted ceilings, exposed beams and two Velux windows, making it well suited to home working or hobbies. The spacious sitting room is arranged to provide both comfortable seating and a dining area, with three front-facing windows and a log burner set within a stone fireplace creating a cosy focal point.

Opposite, the kitchen/breakfast room is arranged in two sections, separated by a peninsula providing useful preparation space. To the front, cream cabinetry incorporates a 1½ bowl sink and an integrated dishwasher, with space for a fridge/freezer. Beyond the peninsula, the kitchen continues with a Rangemaster double oven, six-ring hob and extractor, while the adjoining breakfast area provides ample space for a dining suite. The adjoining utility room provides further storage, together with a side door opening onto the driveway and outbuildings. From the kitchen, steps lead to a short internal hallway with two Velux windows and useful storage. Continuing through to the garden room, four large side-facing windows and double patio doors open onto the rear garden, creating a particularly light and versatile additional reception space.



FIRST FLOOR

The Velux-lit landing leads to three double bedrooms and the shower room. The principal bedroom is a generous double with fitted drawers, wardrobes and desk space, together with an en-suite bathroom reached via a short flight of steps. The en-suite includes a corner bath with shower attachment, vanity basin, WC, heated towel rails and a double linen cupboard. Bedrooms two and three are both well-proportioned doubles with front aspects, each benefiting from a feature fireplace. The shower room is fitted with a rainfall and hand-held shower, WC, vanity basin and heated towel rail.

OUTSIDE

The property occupies a central position within Buckhorn Weston, with the front bordered by a low stone wall and gravelled frontage. Gated access to the side opens onto a paved driveway providing parking for several vehicles. A particular highlight of the property is the excellent range of outbuildings, comprising two useful storage/workshop buildings and a larger two-storey garage-style store. All have power, lighting and windows, while the larger building offers potential for conversion into an annexe, subject to the necessary consents. The paved driveway leads through to the generous rear garden, which extends a considerable distance from the house. The garden features established planting, fruit trees, a central apple tree, planted borders and a greenhouse. At the far end, the garden enjoys far-reaching views across the neighbouring fields and surrounding countryside, providing a particularly attractive rural outlook.

LOCATION

Buckhorn Weston is a charming Dorset village set within the rolling countryside of the Blackmore Vale, offering a rural setting with a strong sense of community. The village is home to the popular The Stapleton Arms, St John the Baptist Church and a well-used village hall, whilst the recreation ground, play park and cricket facilities provide opportunities for outdoor activities and community events. The nearby towns of Gillingham, Wincanton and Shaftesbury provide a wider range of shops, cafés, restaurants and everyday amenities, whilst Gillingham and Templecombe offer mainline railway stations with direct services towards London Waterloo. The surrounding countryside provides excellent opportunities for walking and cycling, making Buckhorn Weston an appealing location for those seeking a country lifestyle whilst remaining well connected.



ADDITIONAL INFORMATION

Tenure: Freehold
Council Tax Band: E
Local Authority: Dorset

Services: Air Source Heat Pump, Solar Panels, Mains Water, Mains Drainage, Electricity and Telephone all subject to the usual utility regulations.

Broadband & Mobile: Coverage for this property can be checked at: www.ofcom.org.uk/phones-and-broadband

Flood Check: www.gov.uk/check-flooding

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	79 C
39-54	E		
21-38	F		
1-20	G		

VIEWING

Strictly by appointment with the agents at KingsLand Property.

Tel: 01963 34455

Email: sales@kingslandproperty.com

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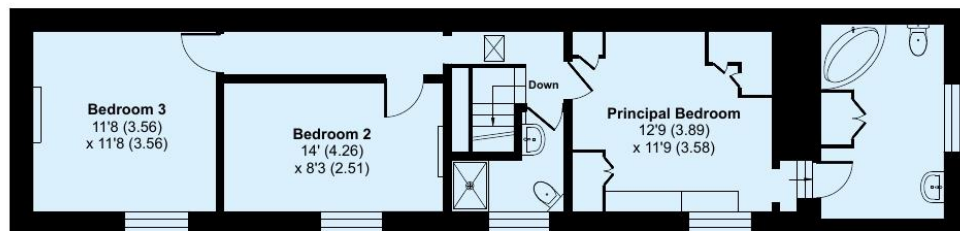
Approximate Area = 1994 sq ft / 185.2 sq m

Garages = 440 sq ft / 40.8 sq m

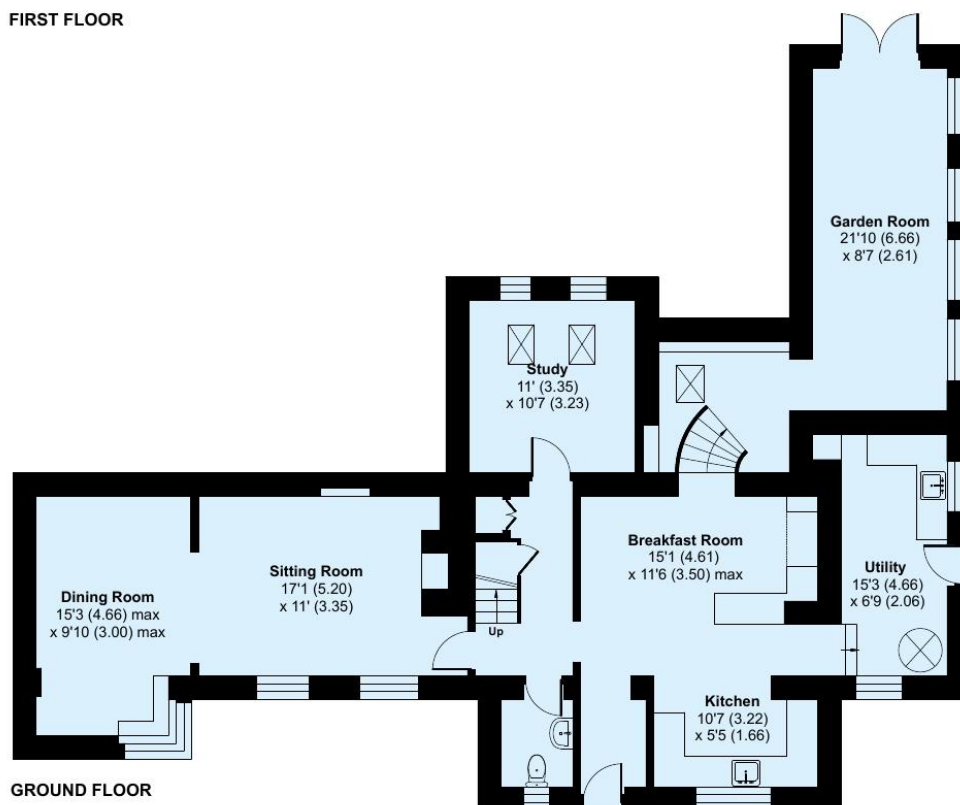
Outbuildings = 211 sq ft / 19.6 sq m

Total = 2645 sq ft / 245.6 sq m

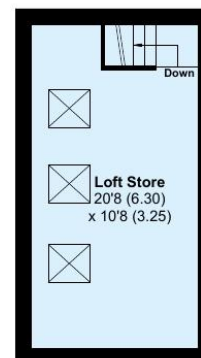
For identification only - Not to scale



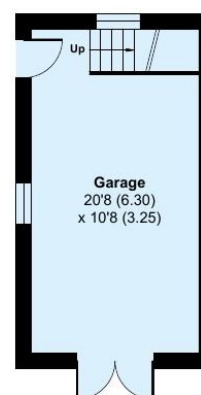
FIRST FLOOR



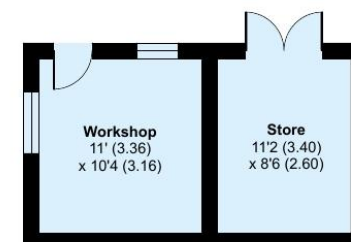
GROUND FLOOR



GARAGE FIRST FLOOR



GARAGE GROUND FLOOR



OUTBUILDING 1 / 2



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1522626



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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.