



DEER PARK HOUSE

WHITE CLIFF MILL STREET, BLANDFORD FORUM, DORSET

JACKSON-STOPS 

DEER PARK HOUSE
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AN EXCEPTIONAL PROJECT PROPERTY SET
IN 1.2 ACRES ON THE EDGE OF TOWN
OVERLOOKING THE DEER PARK



DISTANCES

Town Centre 1/2 mile

Wimborne 10 miles

Poole & Bournemouth 15 miles

Dorchester 17 miles

Salisbury (Station) 25 miles

(all distances are approximate)

KEY FEATURES

- Outstanding location
- 1960's project property and paddock
- Potential to enlarge or rebuild (subject to consent)
- Current accommodation circa of about 1,710 sq/ft
- Two linked reception rooms and study
- Four bedrooms and family bathroom
- Mature garden incl. grass tennis court
- In all about 1.18 acres (0.48 ha)

DESCRIPTION

Sitting in a plot of almost 1.2 acres at the end of a private road and only a short walk from the town centre, Deer Park House is an interesting detached four bedroom house that was built in the 1960's on land formerly belonging to the Bryanston Estate. The existing house extends to about 1,700 sq/ft and has the feel of the period, the two interconnecting reception rooms have a bay window and French doors out to the garden, stone fireplace and original parquet flooring and upstairs there are four bedrooms and family bathroom. As well as its interesting style and outstanding location another huge plus for Deer Park House is its enormous potential. Not listed it could, subject to the required planning permissions be refurbished and enlarged, or even completely redeveloped, either way allowing the next owner to create their perfect home using today's modern methods and incorporating the latest technologies and taking advantage of this outstanding location with its views across the old deer park towards Bryanston.

OUTSIDE

Set in a large, mature garden the property is approached over a private road at the end of which a gated gravel drive leads to the turning and parking area in front of the house, which is secluded from view behind a high hedge. Off the forecourt there is a detached double garage and a range of other useful garden and storage buildings. The garden is now largely laid to lawn with a grass tennis court, set amongst specimen trees and shrubs, bordered by a recent beech hedge. Between the garden and the lane is a small paddock, separated from the house and garden by an evergreen hedge.

SITUATION

Deer Park House is set at the end of Deer Park Lane with views across the park and river valley towards Bryanston. It offers easy access to all the services and amenities of the town centre nearby. A popular market town, Blandford is famed for its architecture, busy market square and one of the finest Georgian churches outside London. Amenities include an M&S food hall, Tesco and Lidl superstores and the usual doctors and dentist surgeries and a cottage hospital. From the end of Deer Park Lane, it is only a short walk to the Milldown nature reserve and recreation area. And beyond that into the lovely countryside that surrounds the town much of which is designated as a National Landscape (formerly an AONB). Kingston Lacy and Badbury Rings (National Trust), the New Forest and Cranborne Chase are all nearby, and within about ½ hours' drive you can be enjoying the lovely beaches and water sports around Poole Harbour, Studland Bay and along Dorset's renowned Jurassic coastline. The county town of Dorchester and pretty Abbey town of Sherborne are all close by and the commute to the business centres of Ferndown, Poole and Bournemouth is straightforward. Easy access onto the A31 provides a quick link to the M27 for Southampton and Portsmouth, and on to the M3 up to London. The A303/M3 via Salisbury provides another route to London and Salisbury has the most convenient station (London Waterloo from 1hr 40). This part of Dorset has become well known for its wide selection of schools at all levels. As well as primary and state secondary schools in Blandford and grammar schools in Poole and Parkstone, there is a good choice of independent schools nearby including Bryanston (on the doorstep), Canford, Claysmore and Milton Abbey, with prep schools at Handford, Castle Court, Dumpton, Sandroyd.



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TOTAL APPROX. FLOOR AREA

HOUSE = 1710 SQ FT / 158.9 SQ M

OUTBUILDINGS = 358 SQ FT / 33.3 SQ M

TOTAL = 2068 SQ FT / 192.2 SQ M

PROPERTY INFORMATION

Tenure: Freehold.

Services: All mains services available. Gas central heating and hot water.

Broadband and Mobile: Good broadband (FTTC available nearby) and reasonable mobile coverage. For more information on both go to: www.ofcom.org.uk

Covenants and Easements: Covenants from 1948 affect the number of dwellings and subsequent alterations. Please seek specific advice from the agent and your solicitor.

EPC: Current Band D (potentially C)

Local Authorities: Dorset Council: 01305 221000. www.dorsetcouncil.gov.uk

Council Tax: Tax Band F. Charge for 2026/27 £3,796.18

Agents Note: An overage clause will apply to the development of additional dwellings on the property.

Directions: For Satnav use DT11 7BN and What3words: [like.vampire.homewood](https://www.what3words.com/)

From the centre of Blandford follow the one way system north up Salisbury Street, fork left into White Cliff Mill Street and Deer Park Lane is the 3rd turn left immediately before the Catholic Church. Follow the gravel lane almost to the end and Deer Park House is the last entrance on the left before you go through the gate into Deer Park Farm.

Viewing: Strictly by appointment with the agents: Jackson-Stops, Blandford Forum 01258 423 002



Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Important notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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