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KINGS WOOD FARM, GILLINGHAM, DORSET, SP8 5QR

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KINGS WOOD FARM,
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Kings Wood Farm is a collection of 6 new houses & 2 renovated houses on a redundant farm site between Shaftesbury & Gillingham. 350 years ago the whole area, some 3,000 acres was Gillingham Royal Forest. King Charles I decided that it was too expensive to run and ordered the deforestation. Some of the oak trees still survive today, one at Waters Edge is believed to be over 600 years old. On this topic, there is an excellent book called "Gillingham's Royal Forest, discontent and riot" by John Porter.

There are panoramic east and south views for 4 miles in both directions.

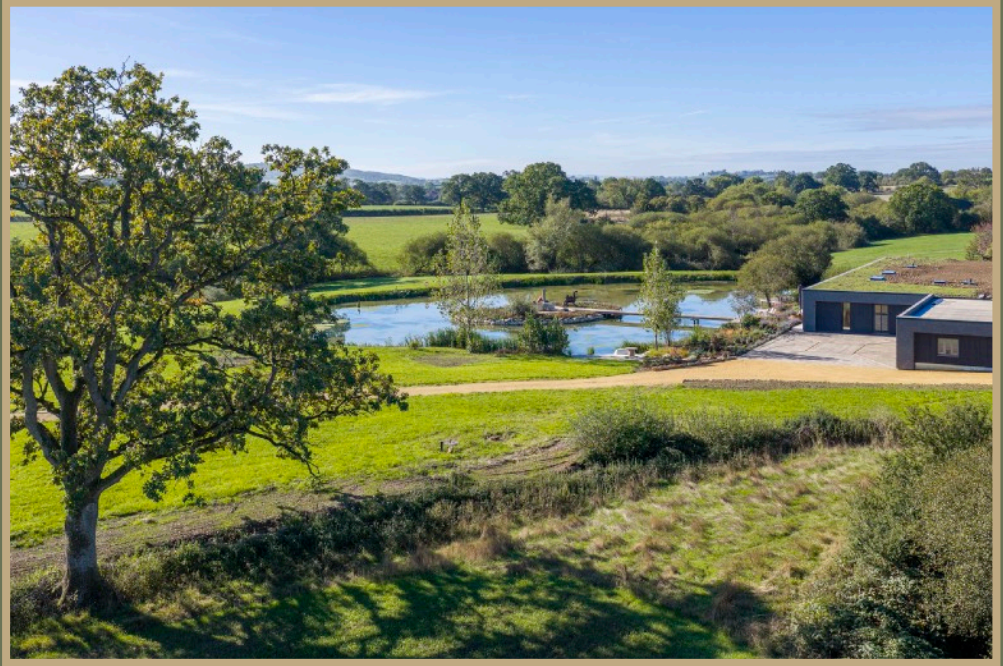
The area is blessed with numerous great pubs, restaurants, farm shops and visitor
attractions nearby, notably The Newt and Stourhead.

The A303 is 4 miles away and the mainline station with a direct line to London Waterloo is 1 mile. Gillingham has the station, supermarkets including Waitrose and good schools.

Shaftesbury has the character, charm, boutique shops and cafes. Sustrans cycle route 253 passes by the site which picks up route 25 to Poole.

THE DEVELOPMENT TEAM
The designs for the scheme were completed by Orme Architects, while Whiteacre planning did the complex planning work and Williamson Engineers designed all the structural work. Spire Building Control over see the work to ensure it meets modern day compliancy requirements.

The developers, Nigel & Heather Bell then pull all this together and build the houses with their skilled team of ground workers, masons, carpenters, plumbers and electricians. They have built over 120 similar houses, you can have a tour of these houses using a "*what 3 words*" map they have put together. The business is named J.T. Castle Limited after Nigel's grandfather.





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CONSTRUCTION
The construction method of the new houses is traditional concrete block internal walls, 125mm of insulation and 150mm external walls of natural stone or block, batten and timber.

This solid method of construction is durable, noise proof, controls over and under heating and just looks better the older it gets. The same cannot be said for light weight timber frame houses, they are noisy, overheat and with time, begin to rot out.

FITTINGS
JT Castle Ltd typically sell houses as the shell is nearing completion and then the new buyers can choose their own flooring, kitchen, bathrooms, paint colours, tiling and landscaping.

They give a generous budget for high quality fittings and can recommend our regular suppliers or you can choose your own. They often work with JAM interiors for tiling, Mayflower for bathrooms, Birch & Bell for kitchens, Ian Fay Joinery and Simply Gardens for landscaping to name but a few. Your Instagram and Pinterest boards are very useful in helping them build a house that you like. Together with the developers, we post regular updates and the best place to find them is the JT Castle Instagram page.

ENERGY
There is a private 240 kWp solar PV system that will be owned by the 8 households. This is 30 kWp per house, a typical house has just 4 kWp so these houses have some of the best EPC rating of all new houses in the UK. The solar output of the whole system is typically 200,000 kWh/year. We estimate that each house will use 6,500 kWh/year for all appliances including the Air Source Heat Pump, this is just a ¼ of the output. The balance is sold to the grid which pays for the electricity purchased from the grid in poor weather and at night.

Good battery use should enable free charging for on average 1 car per house for 10,000 miles. So free power, free heat and free car charging. There will be costs for running the system which would be the insurance, cleaning and servicing but these are included in the above net profit from electric sales over purchases. The solar panels are on average 5 years old and the inverters are 2 years, both with a life expectancy of 25+ years.





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The houses each have a Mitsubishi Ecodan air source heat pump, Vent Axia heat recovery system, Sig Energy battery, inverter and 3 phase car charger and under floor heating in all ground floor rooms.

SEWAGE AND RAINWATER
Each house also has an independent sewage treatment plant which discharges into the River Lodden. The rain water is all drained into the lake at Waters Edge so no water accumulates on site.

MANAGEMENT COMPANY
Kings Wood Farm Management Ltd will own the solar system and the drive. Each house will have 1/8th of the shares. The solar costs are detailed above. The gravel drive will need an annual top up and rake, this would be around £350. The administration and accounts would cost about £850 per year.

PLOTS 1 & 2 – LAWN WALK AND CLEAR WALK
Exceptional craftsmanship is a defining feature of these two outstanding homes. Each is constructed around a sustainably sourced timber frame, handcrafted on site using traditional methods. Cotswold stone elevations and reclaimed double Roman roof tiles give the houses the character and appearance of handsome barn conversions.

Each property provides approximately 250 sq. m. of beautifully arranged accommodation. At their heart is an impressive 12-metre vaulted kitchen, dining and living room, complemented by a separate snug, large boot room, utility room and plant room. There are four generous double bedrooms, each with its own en-suite bath or shower room. Lawn Walk features Douglas Fir trusses and a distinctive bridge leading to the snug, whereas Clear Walk has a vaulted ceiling with oak trusses and stainless-steel tie rods.

Both homes stand within generous, partially walled grounds offering excellent privacy, with landscaping available to a purchaser's specification. Ample parking is complemented by a substantial 10m x 6m garage, with useful storage space above.

Offers are invited in the region of £950,000 for each property.


Plot 2 - Rear CGI


Plot 1 Internal CGI

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PLOT 3 – KINGS WOOD FARMHOUSE - GUIDE PRICE: £1,500,000

Kings Wood Farmhouse is an exceptional new home that combines the classical elegance of Georgian architecture with contemporary design and advanced sustainable technology.

Conceived as the principal farmhouse within the development, its handsome Cotswold stone elevations and slate roof contrast beautifully with the barn-like character of the neighbouring homes.

The design follows the Georgian principle of the "golden ratio", carefully aligning the proportions of the rooms, windows and façades to create a distinctive sense of balance and symmetry.

Extending to approximately 316 sq. m., the accommodation includes a superb L-shaped kitchen, dining and living room, separate sitting room, snug, large boot room and a striking glazed sunroom. Positioned to enjoy the far-reaching west-facing views, the sunroom provides an exceptional vantage point from which to watch the evening sun set across the surrounding countryside.

There are five generous bedrooms, each with its own en-suite bath or shower room. The principal suite includes a dedicated dressing room and a substantial bathroom with twin basins, a bath and a separate shower. Further stairs rise to the upper floor, where the elevated accommodation enjoys spectacular views. A large attic also offers excellent potential for future conversion or the creation of additional annexe accommodation, subject to any necessary consents.

The house is surrounded by expansive gardens to the north, west and south, allowing the sun to be enjoyed throughout the day.

A substantial triple garage of approximately 54 sq. m. provides excellent parking and storage, while an additional two acres of land may be available by separate negotiation and there could be an additional offering of an extra outbuilding with separate road access providing potential for an additional dwelling, ideal for multi-generational living. The planning for this additional dwelling has not yet been granted.



Plot 3 - Front CGI



Plot 3 - Rear CGI

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PLOT 4 - WOODS END BARN - GUIDE PRICE £1,500,000

Woods End Barn is the largest barn-style property within the development and occupies arguably its finest position.

Standing on elevated ground, it enjoys exceptional south-westerly views across mature oak woodland and rolling countryside towards the distant Shaftesbury ridge.

The house has been designed with the character and presence of a substantial traditional barn. Cotswold stone elevations, reclaimed double Roman roof tiles and generous expanses of glazing combine authentic rural materials with striking contemporary architecture.

Extending to approximately 325 sq. m. (3,498 sq. ft.), the accommodation is centred around an impressive 12-metre vaulted kitchen, dining and living room.

Further rooms include a separate sitting room, study and practical boot room. There are five generous bedrooms, each served by its own en-suite bath or shower room.

The gardens lie principally to the south and west, making the most of the sunshine and panoramic views.

A substantial triple garage extends to approximately 60 sq. m. and includes a useful storeroom above.

An additional three acres of land with river frontage may also be available by separate negotiation.

THIS PROPERTY IS CURRENTLY RESERVED







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PLOT 5 -THE DUTCH BARN - GUIDE PRICE £1,500,000

The Dutch Barn is a striking new home designed to combine the character of a traditional agricultural building with the very best of contemporary, sustainable living.

Its distinctive gambrel roof and clean architectural lines give the house a commanding presence, while extensive glazing fills the interiors with natural light and connects the accommodation with its exceptional hilltop setting.

Extending to approximately 301 sq. m. (3,240 sq. ft.), the accommodation is centred around a magnificent 10m x 8m kitchen, dining and living room with a dramatic barrel-vaulted ceiling.

Wide sliding doors open directly onto the garden, creating an impressive space for everyday family life and entertaining. Further reception areas include a separate living room, snug and study, together with a practical boot room.

The first floor is dedicated to a superb principal bedroom suite, complete with a private balcony from which to enjoy the far-reaching countryside views. Four further generous bedrooms are arranged on the ground floor, each with its own en-suite bath or shower room.

The adaptable layout incorporates partitions and sliding doors, allowing the spaces to be configured for entertaining, family life or working from home.

Outside, the house occupies an elevated position with fabulous views over the surrounding landscape. A substantial 77 sq. m. triple garage and carport provides generous parking, storage and workshop space.

Guide Price: £1,500,000







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PLOT 6 - WATER'S EDGE - GUIDE PRICE - £1,950,000

Water's Edge is the only existing dwelling at Kings Wood Farm and is undoubtedly the most individual property within the development.

Set well apart from the other homes, it occupies an exceptional lakeside position within approximately six acres of private parkland, with frontage to the River Lodden and a beautiful lake at the heart of the grounds.

This remarkable contemporary home extends to approximately 340 sq. m. Its partially sunken northern elevation and sedum roof allow the building to sit discreetly within the landscape, while the fully glazed southern aspect captures uninterrupted views across the lake, river and surrounding oak woodland.

The luxurious accommodation is centred around an impressive 12-metre kitchen, dining and living space. A separate sitting room, boot room and further flexible living areas complement the principal reception space.

There are five bedrooms and three beautifully appointed bathrooms, including a superb principal suite with an indoor-outdoor shower.

Outside, a hot tub is thoughtfully positioned beside the lake, creating an extraordinary setting from which to enjoy the grounds and surrounding countryside. There is a bridge which leads to an island in the heart of the lake and among the idyllic positions to in which to sit, there is even a beach on the lake too.

A two-car carport is complemented by a substantial detached building offering space for a workshop, office, gym or self-contained annexe, subject to any necessary consents.

Water's Edge offers a rare combination of innovative architecture, privacy, extensive grounds and direct access to the water, creating a truly exceptional lifestyle property.





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PLOT 7 – OAK BARN - GUIDE PRICE £1,150,000

Oak Barn is a characterful oak-framed barn-style house, thoughtfully combined with a contemporary extension to create a home that balances traditional craftsmanship with light, modern living spaces. Extending to approximately 243 sq. m., the accommodation includes a generous main living space, separate sitting room, snug and practical boot room. There are four well-proportioned bedrooms, each with its own en-suite bath or shower room.
The contrast between the traditional oak frame and the clean architectural lines of the extension gives the house a distinctive identity.

Outside, the house is complemented by a large private garden centred around a magnificent mature oak tree. The garden and principal rooms enjoy extensive rural views stretching for approximately four miles towards West Knoyle.

A garage of approximately 34 sq. m. provides generous parking and storage.

PLOT 8 – CIDER BARN - GUIDE PRICE £1,500,000

Cider Barn is an exceptional barn-style home offering approximately 331 sq. m. of beautifully arranged accommodation, together with panoramic countryside views extending for around four miles towards West Knoyle.

At the heart of the house is a spectacular kitchen, dining and living room extending to approximately 100 sq. m. Glazing on three sides fills this impressive space with natural light and provides uninterrupted views across the surrounding landscape. Doors open onto a covered veranda, creating a sheltered outdoor entertaining area, with a balcony positioned above to take full advantage of the outlook.
Further accommodation includes a separate snug, study, a practical boot room and four generous bedrooms, each with its own en-suite bath or shower room.

The gardens are an integral part of the design and include a traditional orchard and an attractive walled garden, offering a combination of open space, privacy and established rural character. A substantial double garage extends to approximately 38 sq. m. and provides excellent parking and storage.



Oak Barn- Proposed CGI



Cider Barn - Proposed CGI



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About the area

Kings Wood Farm lies in a beautiful rural setting with far-reaching views, yet is exceptionally well placed for local amenities and communications. The properties are positioned on the existing footprint of the original footings of the farm buildings.

Named "Kings Wood Farm" the development sits within 10 acres of grounds which forms part of a historic sweep of ancient oak woodland, once associated with medieval royal hunting grounds. The remaining oak parkland and rolling countryside gives the properties far-reaching views to the south, east and west.

Nearby Gillingham is a thriving town in North Dorset, surrounded by rolling countryside and with a strong sense of community. It is the most northerly town in the county and benefits from excellent facilities, good schools, and outstanding transport links – making it a popular choice for families, commuters, and those seeking a balance of town and country living. At the heart of the town is a wide range of shops and services, including a large Waitrose, independent retailers, cafés and restaurants. Everyday needs are well catered for, with doctors, dentists and leisure facilities all close at hand.

The area is well served by both state and independent schools. Within the town are Gillingham School, a large and well-regarded secondary school, and several primary schools. Further afield, there is an excellent choice of independent schools, including Port Regis, Bryanston, Clayesmore, and Milton Abbey, all of which are within easy reach.

One of the area's greatest strengths is its connectivity. The railway station provides a regular mainline service to London Waterloo (in under two hours), Exeter and the south west, making it an excellent base for commuters. The A303 is also nearby, giving swift road access to the M3 and London, as well as to the West Country.

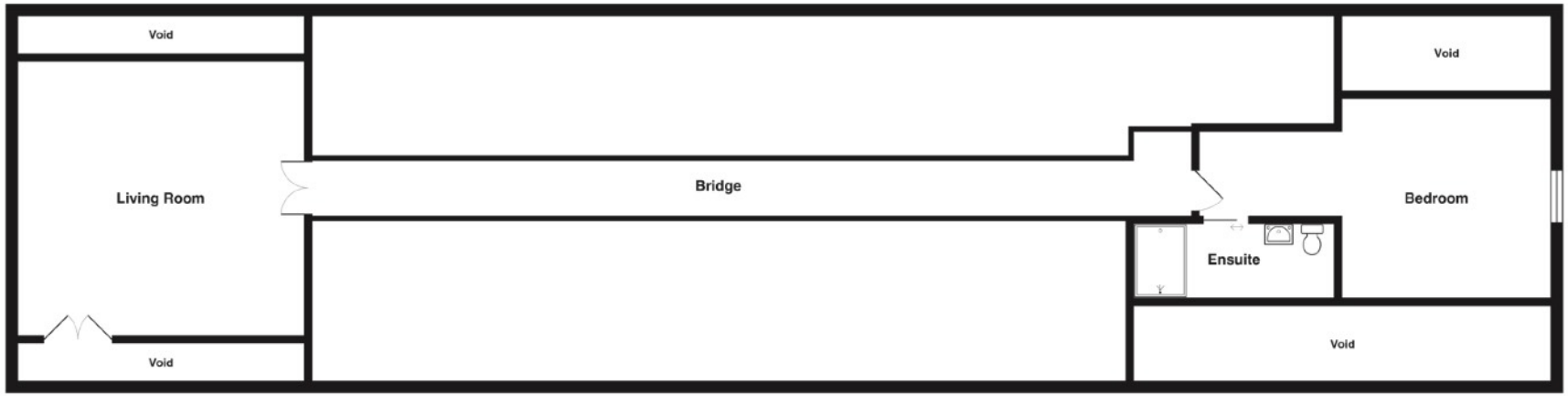
The surrounding countryside offers endless opportunities for walking, riding and outdoor pursuits, while nearby attractions such as Stourhead and The Newt add to the appeal.





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Lawn Walk,
Kingswood Farm,
Gillingham



First Floor



Ground Floor

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Clear Walk,
Kingswood Farm,
Gillingham

Approximate gross internal floor area of main building - 240 m² / 2,583 ft²

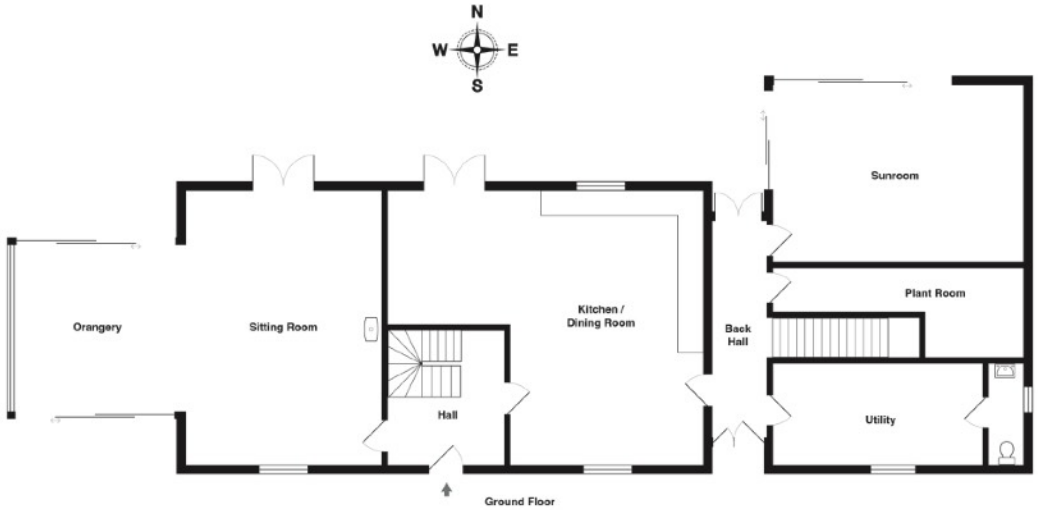


First Floor

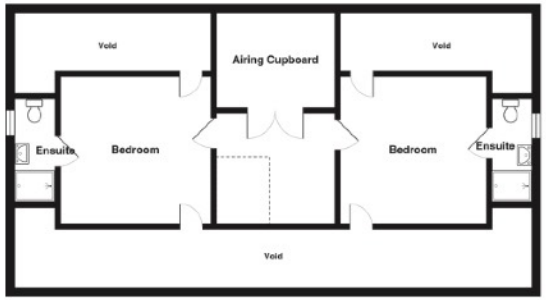


Ground Floor

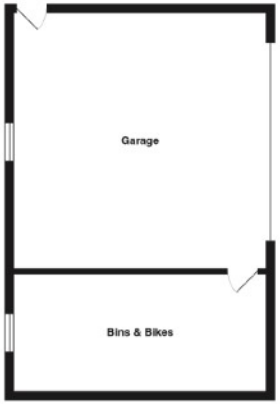
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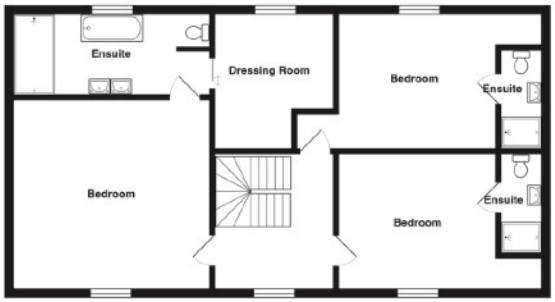


Ground Floor



Second Floor





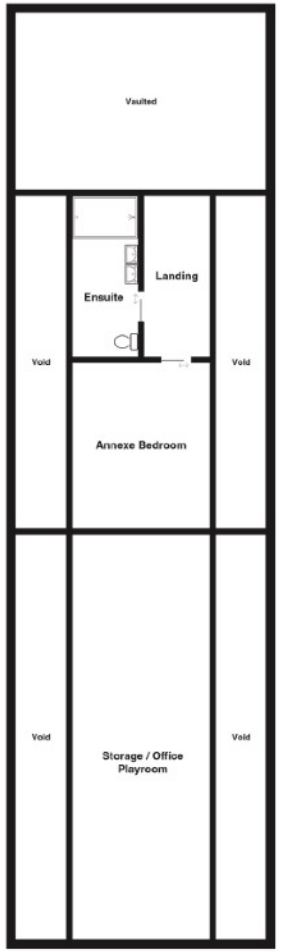
First Floor

Kings Wood Farmhouse,

Kingswood Farm,

Gillingham

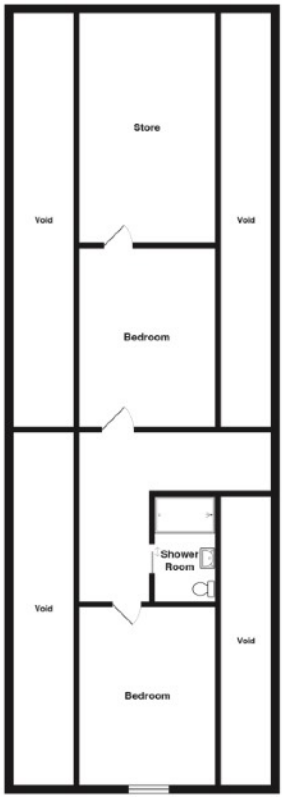
Approximate gross internal floor area of main building - 343 m^2 / 3,692 ft^2



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Ground Floor



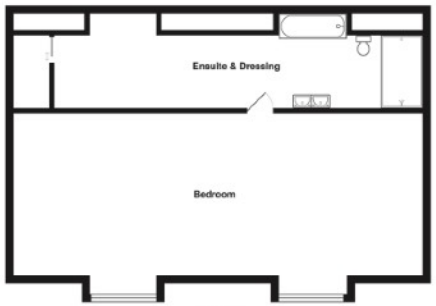
First Floor

Woods End Barn,

Kingswood Farm,

Gillingham

Approximate gross internal floor area of main building - 324 m² / 3,488 ft²



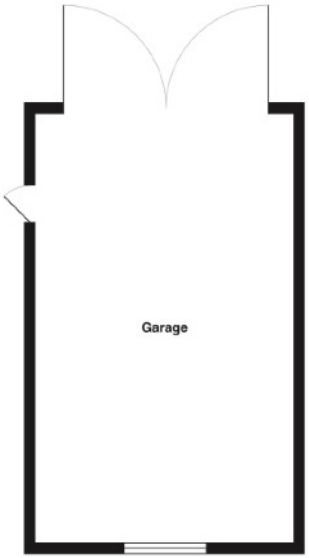
First Floor

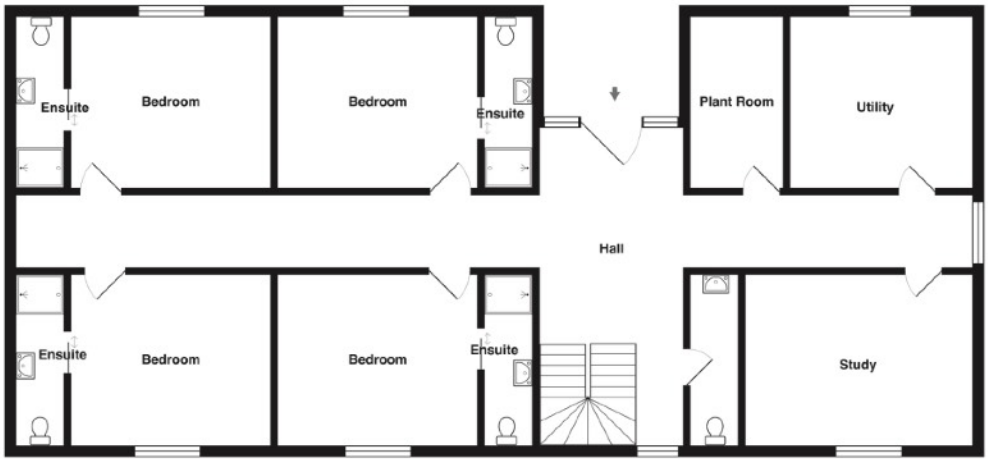
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First Floor







Ground Floor

Dutch Barn,

Kingswood Farm,

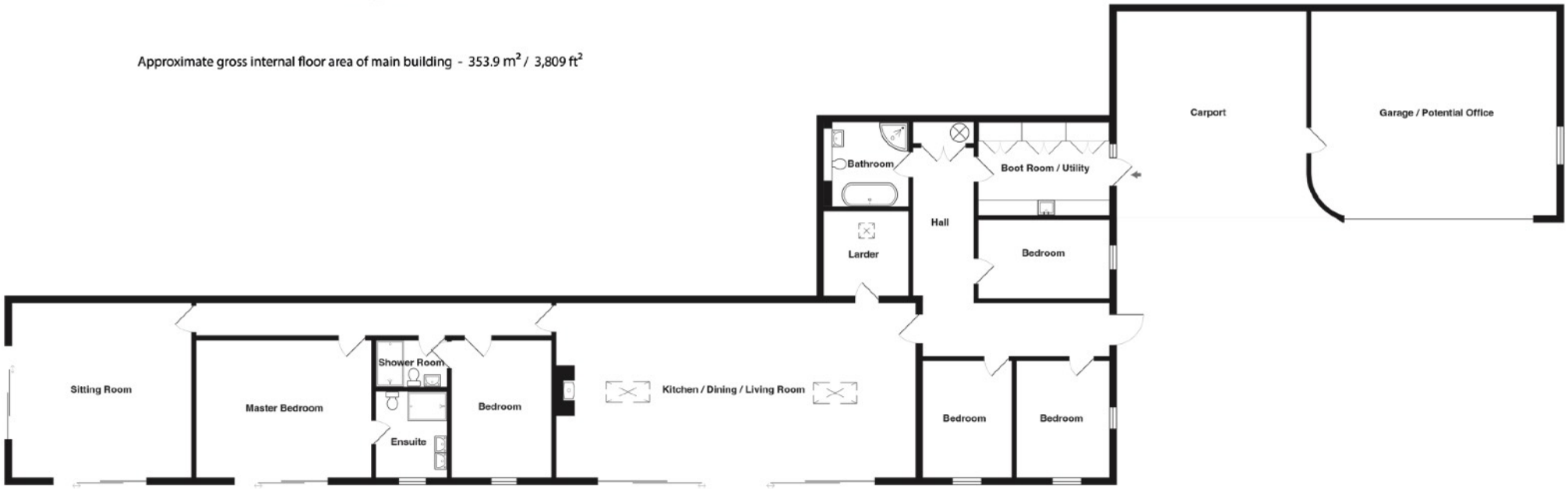
Gillingham

Approximate gross internal floor area of main building - 316 m² / 3,401 ft²

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Water's Edge,
Kingswood Farm,
Gillingham

Approximate gross internal floor area of main building - 353.9 m^2 / 3,809 ft^2



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Oak Barn,

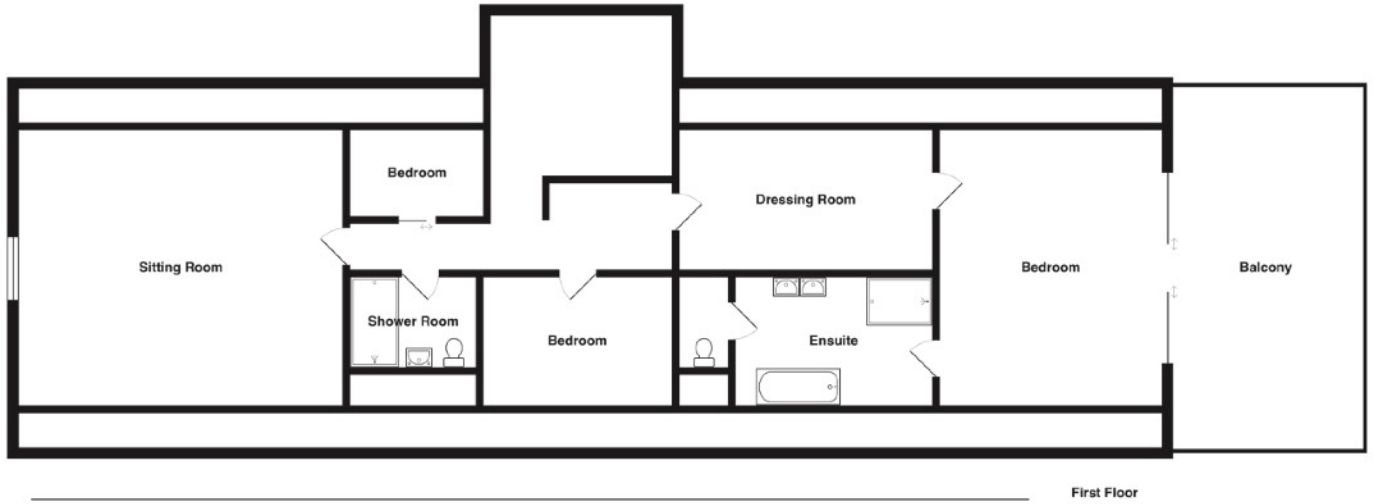
Kingswood Farm,

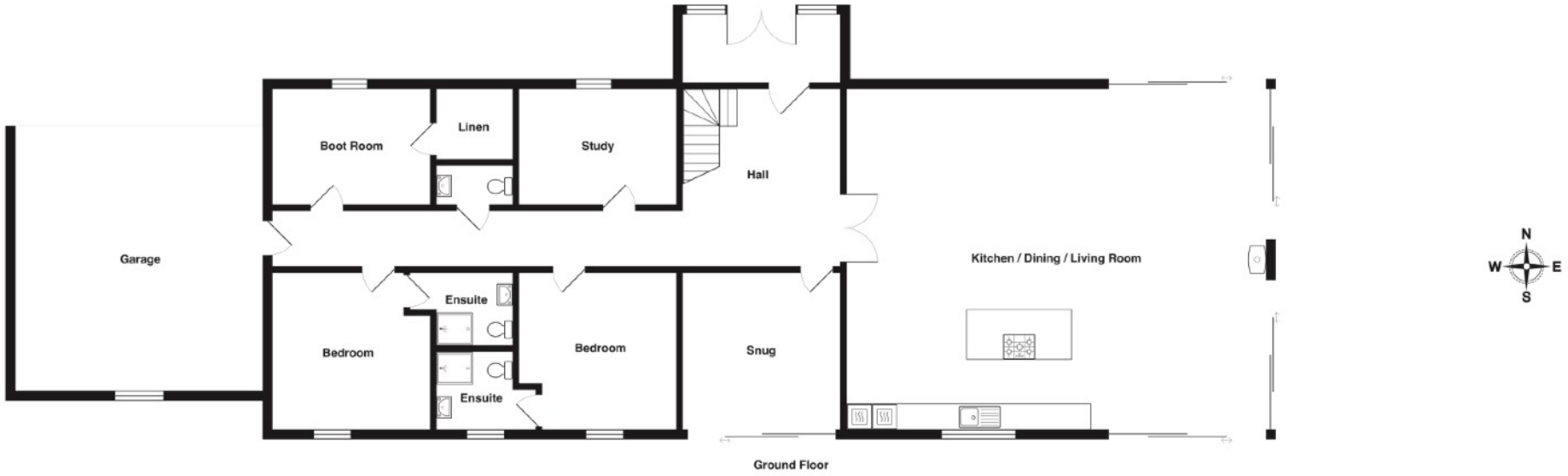
Gillingham

Approximate gross internal floor area of main building - 291 m^2 / 3,132 ft^2

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Cider Barn,
Kingswood Farm,
Gillingham





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2 High Street, Castle Cary, Somerset, BA7 7AW- Tel: 01963 351993 - E: cc@rodericktthomas.co.uk