



THE MANOR HOUSE

WEST STAFFORD • DORSET





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A privately positioned Grade I Listed Manor House on the edge of a picturesque Dorset village, with a cottage and traditional outbuildings. The house stands in stunning landscaped gardens and grounds with a walled garden and views over water meadows.

Dorchester 2.8 miles (London Waterloo 2 ½ hours) • Blandford Forum 17.5 miles • Sherborne 21 miles • Bournemouth Airport 30 miles
(All distances and times are approximate)

Accommodation

Entrance hall • Drawing room • Dining room • Study • Kitchen • Billiard room
Side hall • Cloakroom • Cold room • Utility room

6 bedrooms • 3 bathrooms • Shower room • Reading room
Study / sitting area • Dressing room • Reading / storage area

The Cottage

Kitchen / diner • Sitting room • Utility / play room • 2 bedrooms • Bathroom

Former stables • Loft storage • Former calf pens • Triple garage • Wood store • Machinery store • Garden shed • Gazebos

Gardens and Grounds

Landscaped gardens and grounds designed by George Carter

Walled garden with greenhouse • Kitchen garden • Tennis court • Swimming pool

Water meadow • Parkland • Frontage on River Winterbourne

In all about 20.4 acres (8.26 hectares)

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Your attention is drawn to the Important Notice on the last page of the brochure.





Situation and Amenities

West Stafford is a charming and picturesque Dorset village situated about 3 miles east of Dorchester in the Frome valley. There is a well-regarded pub called The Wise Man Inn, and a church.



Famous for being the home and inspiration of the author Thomas Hardy, the County Town of Dorchester offers an extensive range of facilities from small independent traders to supermarkets, cafés and restaurants.



The World Heritage Jurassic Coast is about 13.5 miles away and offers excellent opportunities for coastal walks, water sports, sailing and swimming.



The Manor House is well located for many of the well-known schools in the area. These include Perrott Hill, Leweston, Canford, Bryanston, Clayesmore, Milton Abbey, the Sherborne schools and Port Regis among others.



Communication links include the mainline railway station at Dorchester, with a regular service to London Waterloo. The A35 is



about 2 miles away and provides access to Blandford Forum, Salisbury and the M3 motorway for travelling to London and also to the A30 and Exeter to the west.



Sporting activities in the local area include golf at Dorchester, The Dorset Golf & Country Club near Wareham, Sherborne, Yeovil and Bridport. There is national hunt racing at Wincanton, Exeter and Bath and water sports are on offer all along the Dorset coastline to the south at Poole Harbour and Weymouth, which is home to the Weymouth & Portland National Sailing Academy.

The Manor House

The Manor House is a superb Grade I listed house with 17th century origins. The three principal façades are all extremely eye catching and very different. The symmetrical east façade is aesthetically superb with a central glazed door and gable above with a coat of arms on a cartouche in the middle. These are the arms of George White and Mary Baynard. The White family owned The Manor House in the 17th century, and George White was the last of his name to own the property. He married Mary Baynard but they did not have any children. George died in 1749. The cartouche of arms is no earlier than 1702, and probably no later than 1718 when Mary died.

The original part of the house is laid out in a classic U-shape plan with projecting wings at the rear. The property underwent some remodelling in the early 18th and 19th centuries and now stands as an imposing and practical family home on the edge of West Stafford, with meticulously designed gardens and a lovely distant outlook over water meadows.

The entrance hall sits in the centre of the original U-shape plan, from which the principal reception rooms are accessed, all of which are of classic proportions. The panelled drawing room with moulded cornices faces south and east and features a wonderful 18th century carved fireplace surround. The dining room is next to the drawing room, also with a dual aspect and fine detailing.

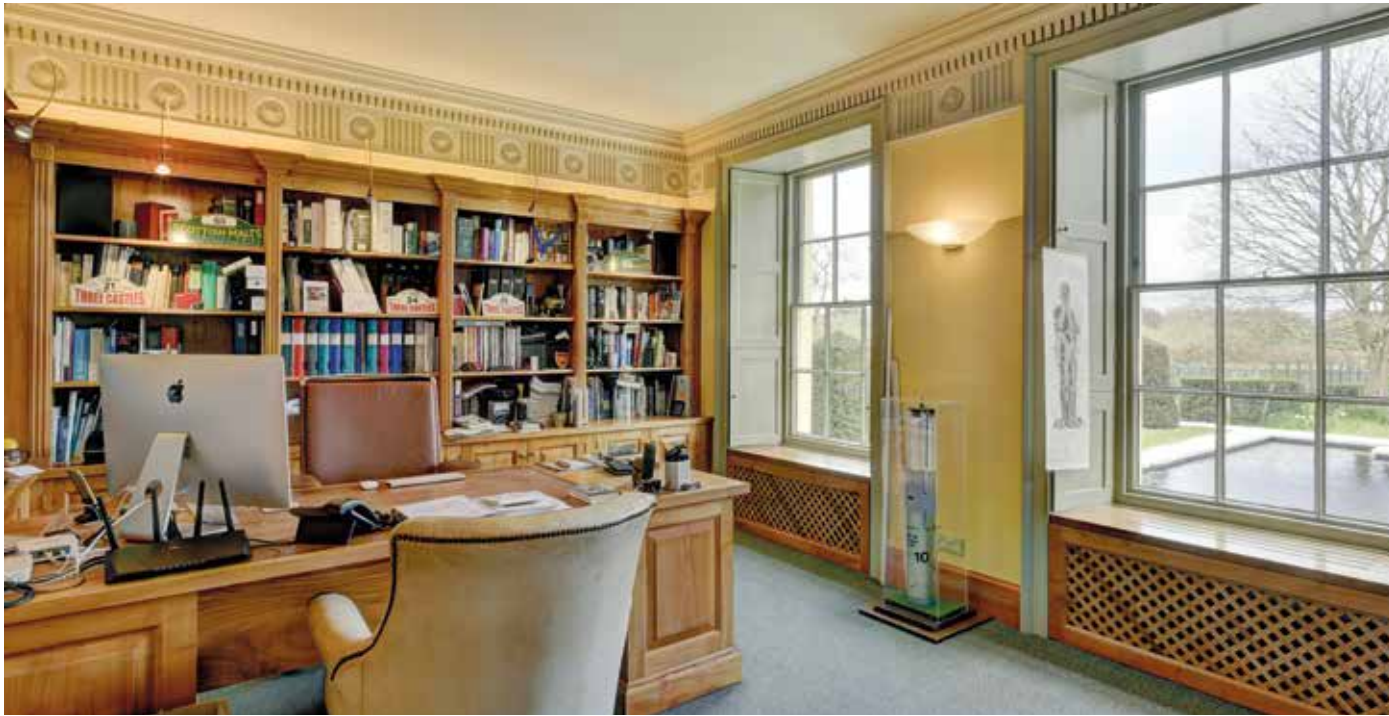
The current owners have made sympathetic improvements, notably a modern kitchen with Redfye cooker and numerous integrated appliances, including a Gaggenau wine cooler. A large study sits off the entrance hall. The side hall in the west wing has been extended to create not only an impressive 'everyday entrance' but also incorporate the practical elements of the house including the cloakroom, a utility room and cold room. The striking billiard room is accessed from the side hall, with a secondary staircase leading to the 2 bedrooms and bathroom above.















The principal staircase has a beautiful handrail and leads from the entrance hall to the first floor. The original part of the house contains four double bedrooms with fantastic views over the grounds through the beautiful sash windows with working shutters. There are two bathrooms and a shower room. The family bathroom is of particular note with a large bath, walk-in shower and stunning marble finish. Sitting above the entrance porch, a charming reading room

has French windows leading on to a wrought iron balcony overlooking gently sloping lawn and the parkland beyond. Two further bedrooms and a bathroom are situated in the west wing, above the billiard room. This area lends itself very well to guest accommodation.

On the second floor there are two large open-plan rooms. The room opening off the staircase is currently arranged to

provide a further study area and sitting area with extensive bookshelves. The second room, also with extensive bookshelves is currently used as a drying and ironing room as well as for storage. There is also a dressing room with substantial fitted wardrobes. Dormer windows ensure this top floor is flooded with natural light and has extensive views in all directions.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

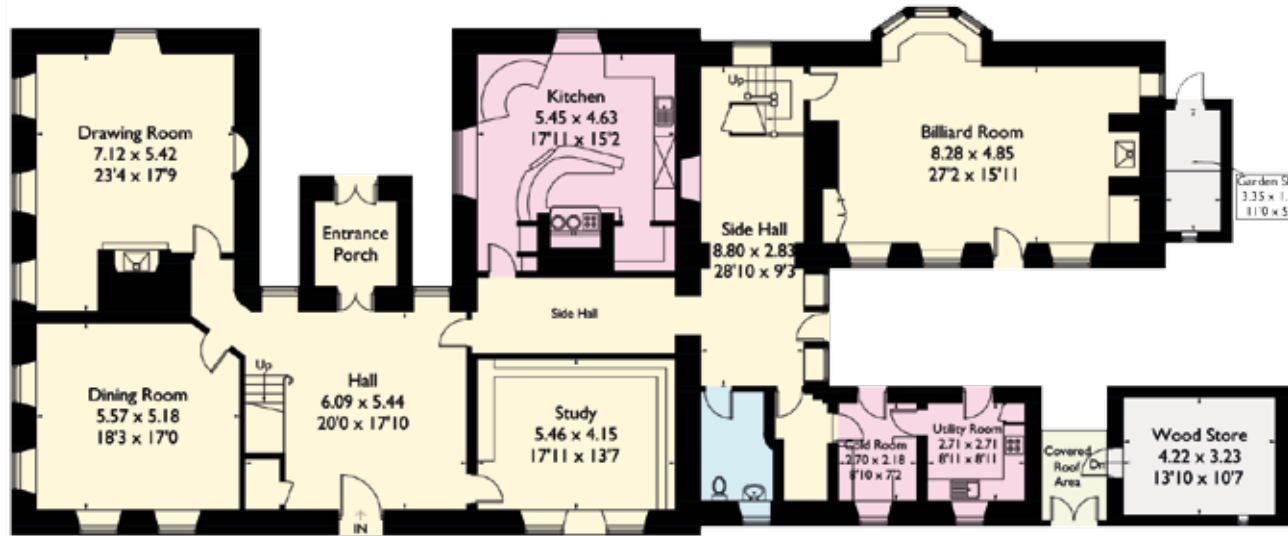
Approximate Gross Internal Floor Area

Approximate Gross Internal Area = 677.4 sq m / 7291 sq ft

Cellar = 41.0 sq m / 441 sq ft

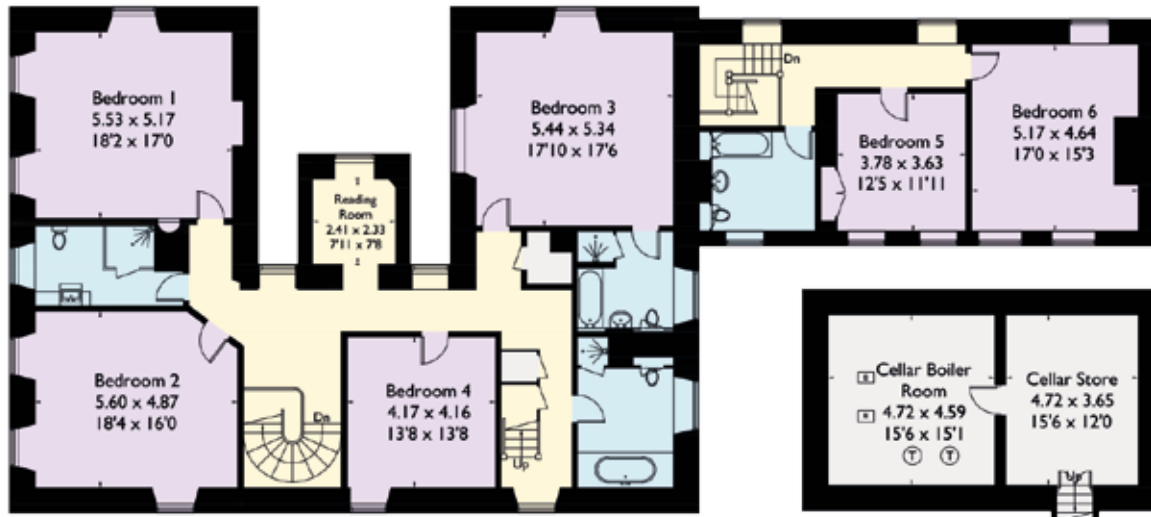
Stable Block = 239 sq m / 2582 sq ft
(Including Garage / Workshop / Loft Storage)

Cottage = 94.2 sq m / 1014 sq ft

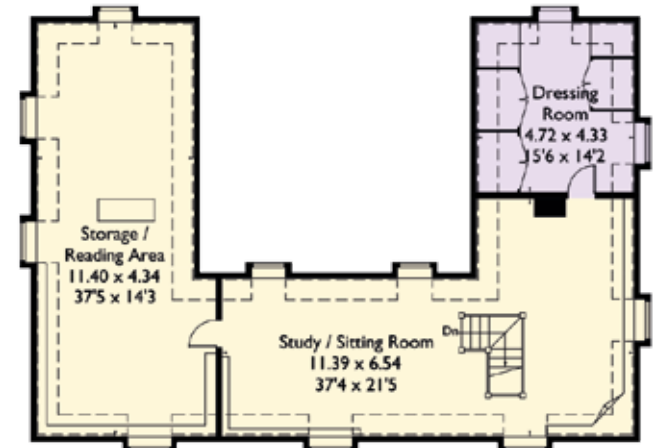


Ground Floor

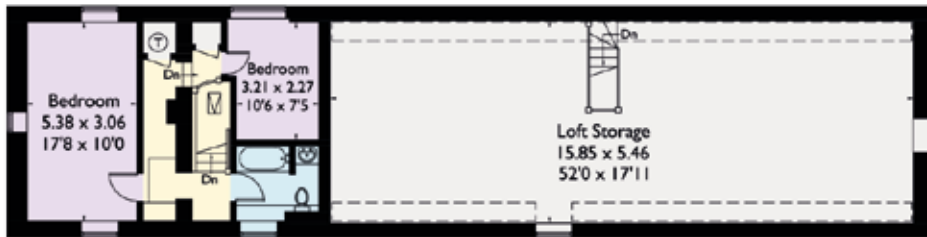
= Reduced headroom below 1.5m / 5'0"



First Floor

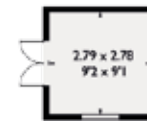


Second Floor



Cottage
First Floor

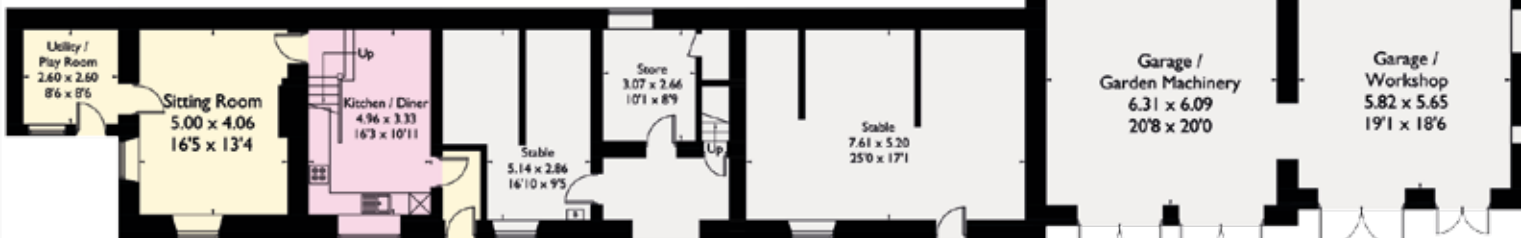
Stable Block
First Floor



Pool Room
(Not shown in actual location/orientation)

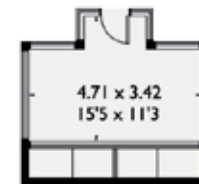


Pavilion
(Not shown in actual location/orientation)



Cottage
(Not shown in actual location/orientation)

Stable Block
Ground Floor



Greenhouse
(Not shown in actual location/orientation)





The Cottage

The cottage adjoins the old stable block and provides discrete accommodation comprising a kitchen / diner, sitting room, play room, two bedrooms and a bathroom. There is a small area of private garden.

Gardens, Grounds and Outbuildings

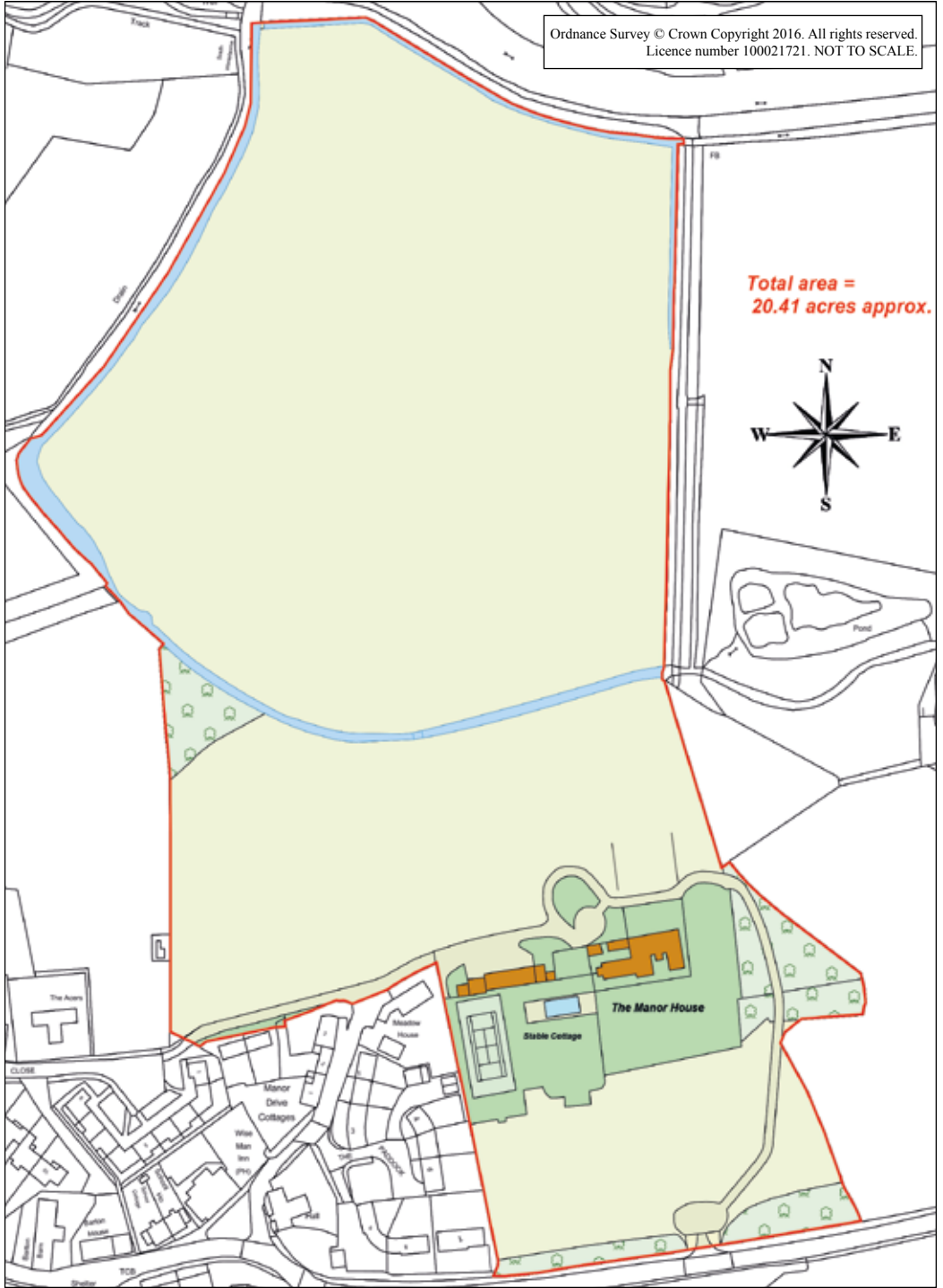
The Manor House sits in tranquil parkland, sitting on the eastern edge of the village, and the extensive grounds give excellent privacy. A sweeping gravelled drive leads from the entrance gates with Grade II listed pillars past the paddock, which the owners have maintained as parkland, affording tantalising views of the handsome south and east elevations and round to the front of the house, where there is a large parking area alongside the north façade. The drive then continues to the cottage and outbuildings and on into the village via the rear driveway.

A door leads from the parking area to a small courtyard from which the everyday entrance and side hall on the western side of the house can be accessed. There is also access to the utility and cold rooms as well as the cellar which houses the boiler room and plant. Nearby there is a very pretty enclosed courtyard kitchen garden from which to enjoy the evening sun.

To the west of the main house and cottage is the former stable block with traditional timber and cast iron stables, currently used for storage with access to the substantial first floor loft space. Traditional former calf pens currently provide garden and wood stores. The current owners have extended these outbuildings with additional garaging which now provides secure garaging for three cars and / or garden machinery storage.

The gardens were designed by renowned landscape architect George Carter. To the front of the house is a large area of lawn with two Bosquets flanking the views from the house down to the water meadow beyond. Clever use of cloud Box hedging, pleached limes and topiary Yew enhances the landscape around the house and outdoor lighting gives additional ambience to the gardens as do two ornamental reflective pools to the front of the house. The River Winterbourne flows along the western boundary with a shallow channel running between the gardens from the water meadows.

To the rear of the house is a stunning walled garden containing an orchard, vegetable gardens, heated Alitex greenhouse, Courtstall courturf synthetic grass tennis court and heated swimming pool. A beautiful oak framed pergola is interwoven with mature climbing roses and provides a wonderful position for alfresco dining or simply to enjoy the walled garden. Two attractive gazebos stand opposite each other and provide a summer house and plant room for the pool.





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Method of Sale

The freehold of The Manor House is offered for sale by private treaty with vacant possession on completion.

Viewings

Viewings are strictly by prior appointment through the sole agents Knight Frank LLP.

Services

Mains 3-phase electricity, mains water and drainage. Water softener and pressure booster. BT Infinity Fibre broadband. Solar pool cover. Intruder alarm. Oil fired central heating.

Local Authority

West Dorset District Council: 01305 251010

Planning

The Manor House is Grade I Listed, being of exceptional architectural and historical interest. The water meadows are designated as a Site of Special Scientific Interest (SSSI).

Council Tax

The Manor House: Band H

The Cottage: Band C

Fixtures and Fittings

All those items usually regarded as tenants' fixtures and fittings are specifically reserved from the sale, as well as all garden statuary and ornaments.

Directions (DT2 8AQ)

From London, take the M3 southbound towards Southampton, and change onto the M27, and then A31 westbound. Join the A35 at Bere Regis and continue for about 8.5 miles. Turn left, signed to Lower Brockhampton and Higher Brockhampton. Continue on Brockhampton Lane for about 2 miles and then turn left signed to West Stafford, Woodsford and Moreton. Continue through the village of West Stafford, passing The Wise Man pub on your left. Continue on this road to the edge of the village, and after about 200 yards, the entrance to The Manor House will be found on the left hand side.



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