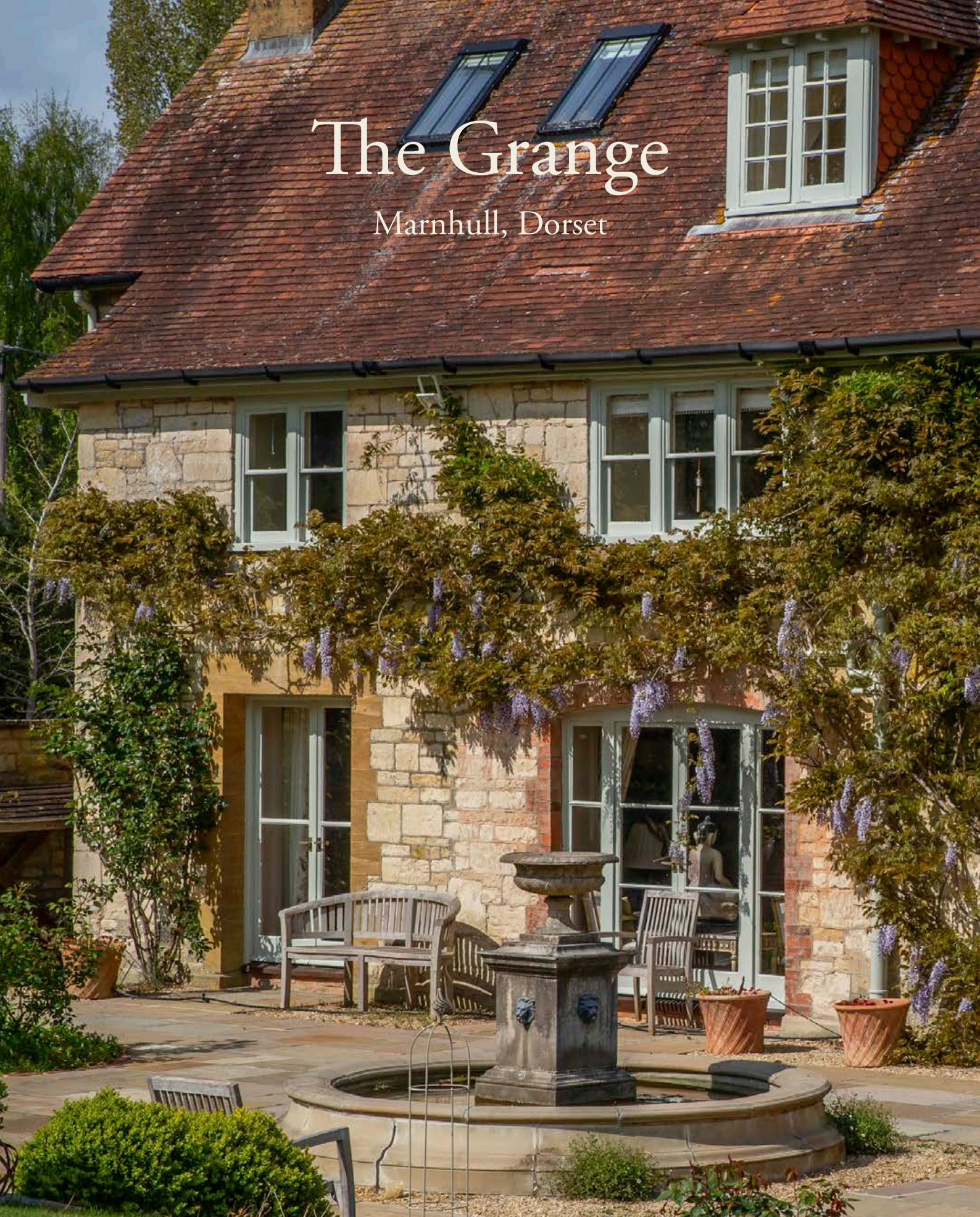


The Grange

Marnhull, Dorset





ATTRIBUTES

- Impeccable village house with generous living spaces, including a 24ft Drawing Room with stunning open fireplace and alcove seating
- Charming flagstone entrance hall with marble fireplace
- Bespoke handmade kitchen, 4 oven gas Aga, bespoke oak circular breakfast bar
- 6 good sized bedrooms, 1 dressing room and 6 bath / shower rooms (4 en-suite)
- Generous established gardens and terrace, ideal for al-fresco dining
- Huge variety of mature specimen trees / shrubs with plethora of wild violets, snowdrops and bluebells in the spring
- Superb leisure facilities including tennis court, pool and pool house, tree house with decking areas and zip wire
- Pretty 1 bed annex (with own entrance / garden), ideal for over-flow guests / established airbnb
- Large parking areas for at least 8 cars in the main drive plus more at the rear of property
- Kitchen garden, potting shed, orchard and wild flower meadow
- Beautiful walks over fields directly from the garden





THE GRANGE

Marnhull, Dorset

PROPERTY SUMMARY

4 Reception Rooms

6 Bedrooms | 1 Dressing room

6 Bath / Shower rooms (4 en-suite)

Extensive south facing gardens

Swimming pool and tennis court

The Blue Studio: comfortable 1 bed annex

In all about 2.74 acres.

An exceptional period country house with beautifully restored interiors and extensive grounds with annex, swimming pool and tennis court.

This charming unlisted village house of about 6350 sq ft has everything a family needs and has been beautifully restored by the current owner who is a home stylist. The rooms flow effortlessly and are well-proportioned with good ceiling heights, a host of period features and plenty of light.

At the rear the honey-coloured handsome Marnhull stone façade is clad with wisteria overlooking extensive terracing and beautifully landscaped well-established gardens of 2.74 acres.

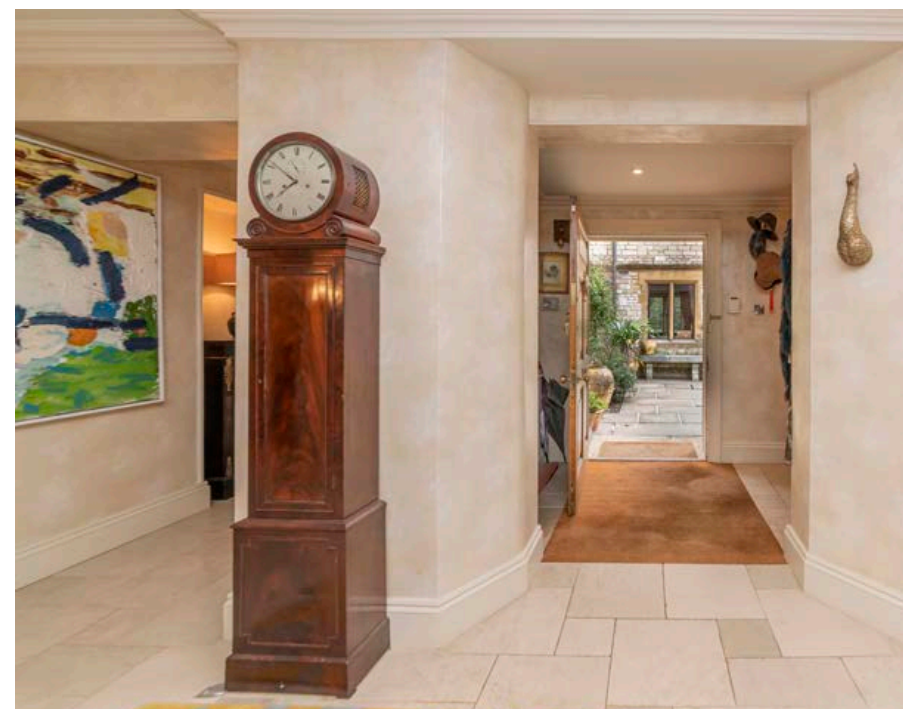
The gardens have a series of “rooms” with wooded areas, interest and delightful vistas around every corner. This is a divine country house.



The Loft, Tisbury,
Wiltshire, SP3 6JG

Charlie Stone
cs@ruralview.co.uk
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ADDITIONAL INFORMATION

Postcode: DT10 1PS

What3Words: victor.logo.starfish

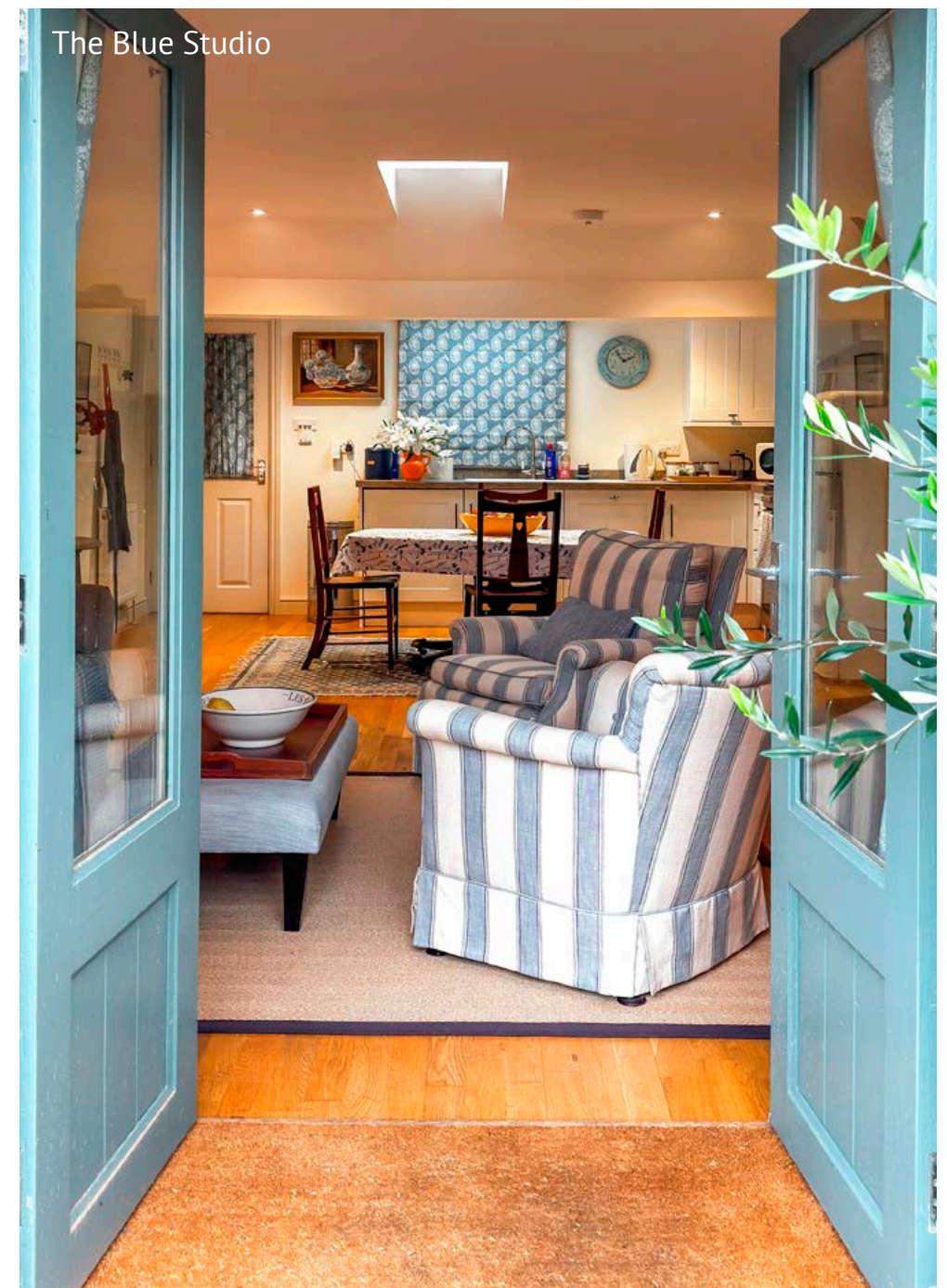
Services: Mains water, gas & drainage. BT broadband.

Fixtures & Fittings: Please note that unless specifically mentioned all fixtures and fittings and garden ornaments are excluded from the sale but some items may be available by separate negotiation.

EPC: D

Council Tax: House Band G, The Blue Studio Band A

Local Authority: Dorset Council



AREA GUIDE

The house sits in the oldest part of the village, within attractive Hardy countryside of Dorset which is rural yet accessible. It has two village shops / post office, pubs, churches and a village cricket ground, village hall and playground, Catholic and C of E junior schools. Sturminster Newton is the closest charming market town with a thriving community of independent shops, baker, butcher, traditional green grocers and cafes.

Shaftesbury is to the east with its array of boutique shops, excellent eateries and wide range of supermarkets. Gillingham is to the north with a Waitrose and station to London Waterloo (from under 2 hours). The Georgian town of Bath is easily accessible offering excellent shopping, the arts, fine dining restaurants and rugby. Alternatively, Sherborne to the west has a picturesque high street and new “The Sherborne” restaurant. Bruton and Castle Cary are also within reach.

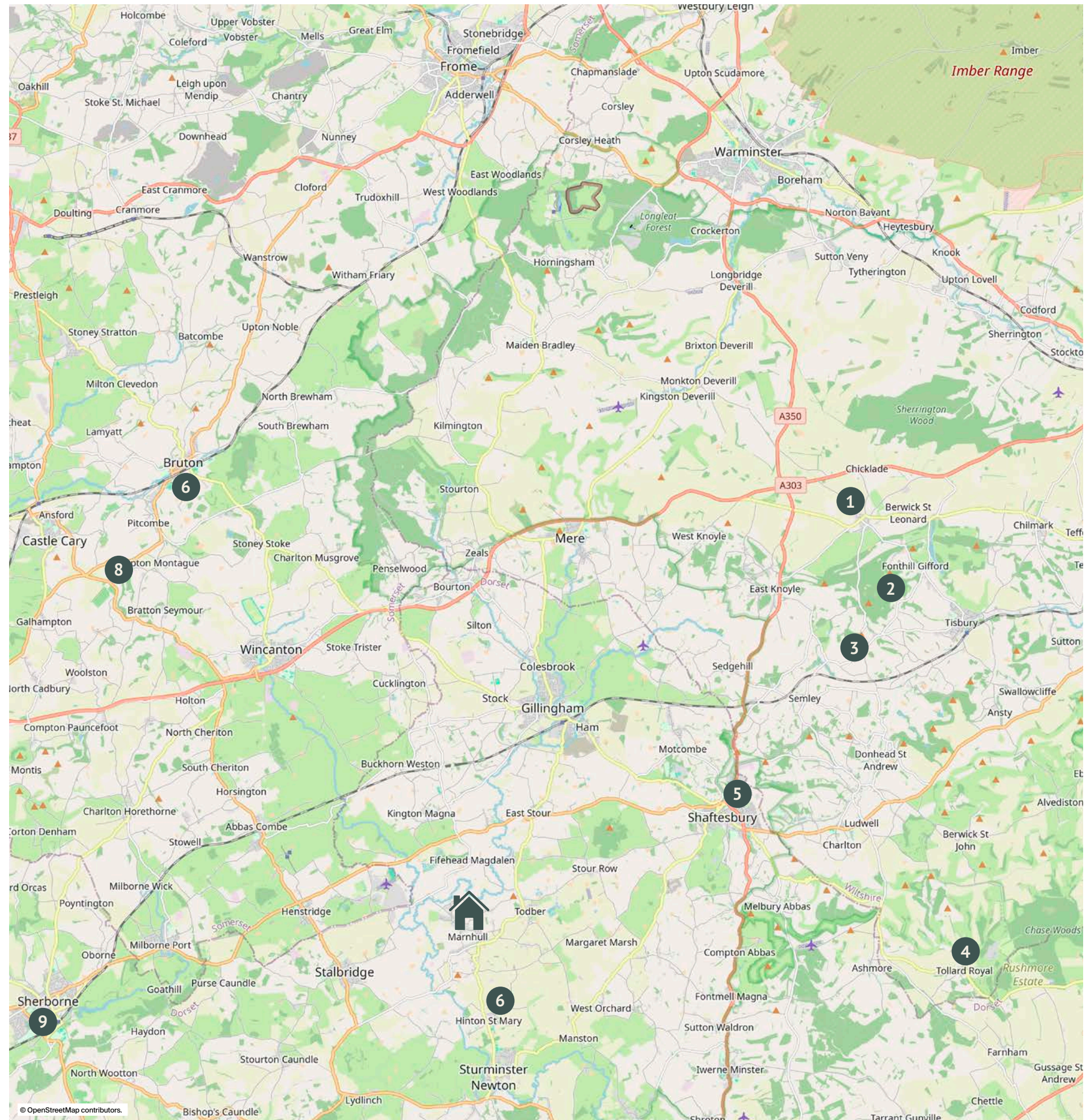
The general area is renowned for its excellent range of schooling. Private schools include Port Regis, Sandroyd, Clayesmore, Hanford, Hazelgrove, Sherborne, Bryanston, Godolphin and Marlborough. There is also an excellent choice of state and primary schools locally.

DISTANCES

Sturminster Newton 3.5 miles, Shaftesbury 6 miles, Gillingham Station 6 miles, Sherborne 10 miles, Bath 35 miles, Bristol Airport 42 miles, Southampton Airport 53 miles (Distances are approximate)

PLACES TO EAT & DRINK

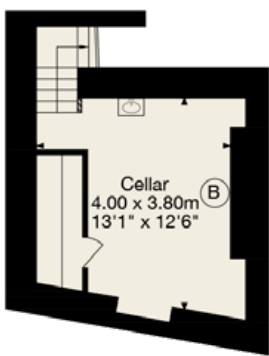
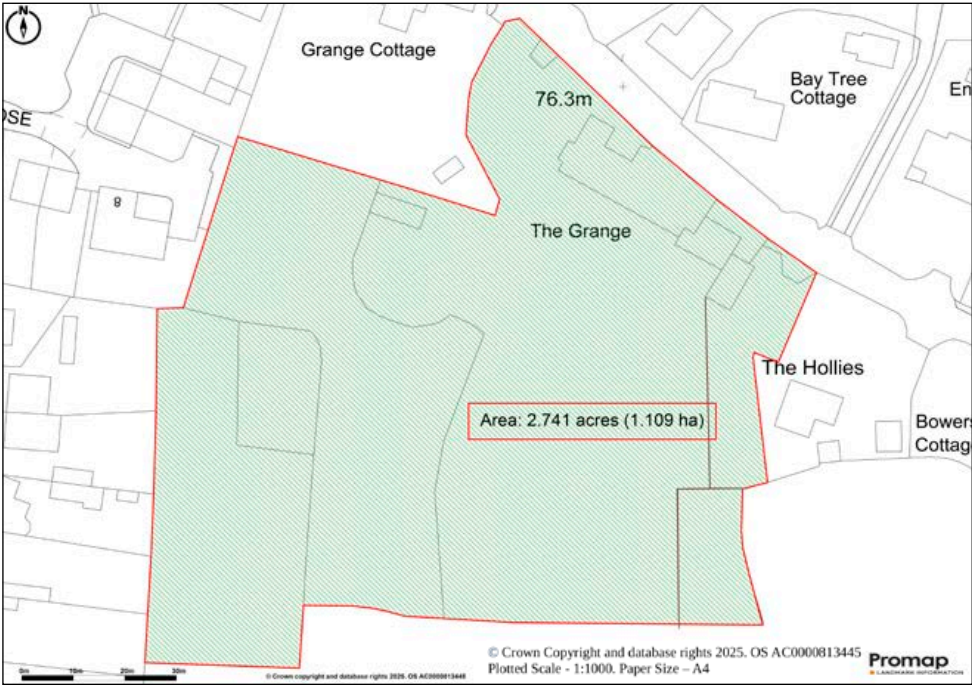
1. The Grosvenor Arms, Hindon
2. The Beckford Arms, Fonthill Gifford
3. Pyt House Kitchen Garden, Hatch
4. The King John, Tollard Royal
5. The Grosvenor, Shaftesbury
6. The White Horse, Hinton St Mary
7. Hauser & Wirth, Bruton
8. The Newt, Hadspen
9. The Sherborne, Sherborne



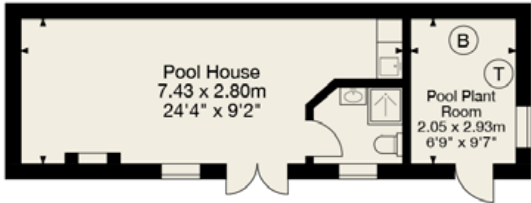
THE GRANGE

- MAIN HOUSE
590 sq m / 6,350 sq ft
- THE BLUE STUDIO
54 sq m / 592 sq ft
- POOL HOUSE
26 sq m / 279 sq ft
- GARAGE
31 sq m / 333 sq ft
- TOTAL AREA
701 sq m / 7,554 sq ft

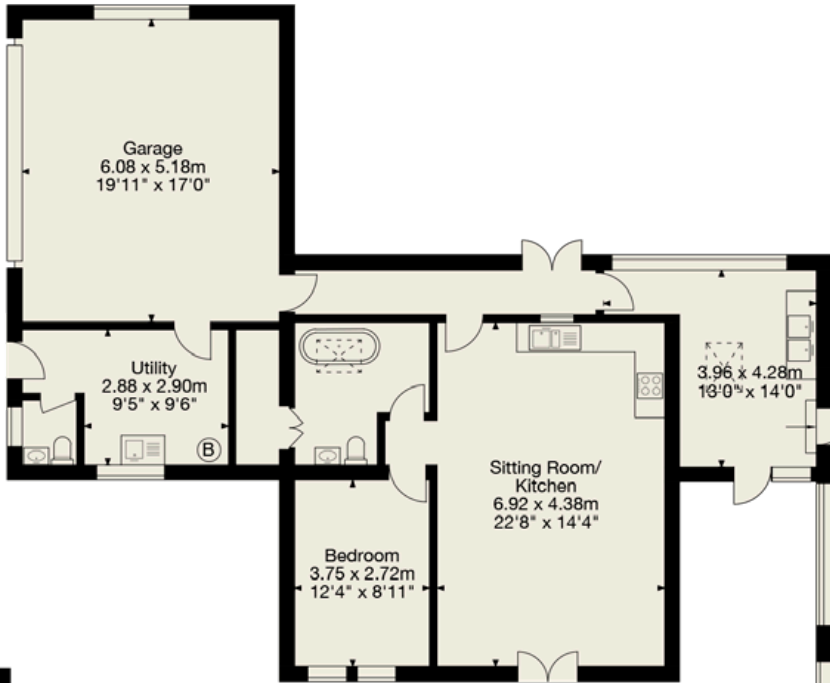
Not to scale.
For identification purposes only.



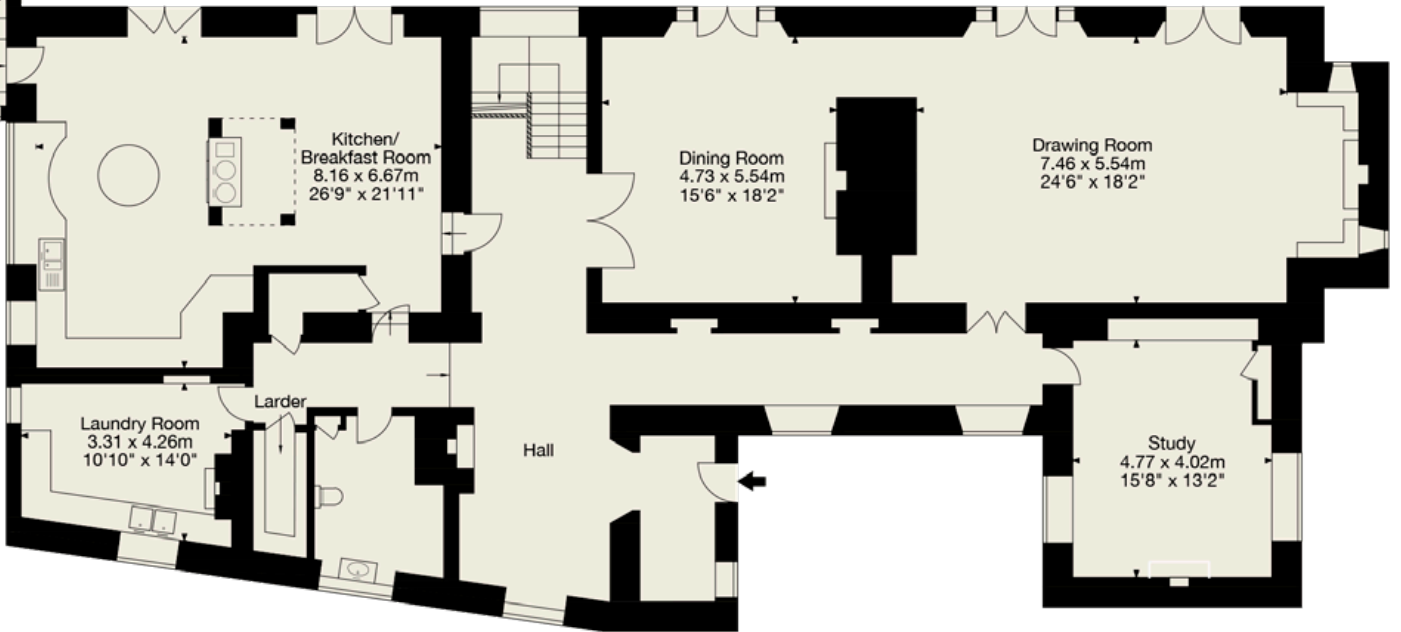
Basement



Pool House
Not shown in actual
location or orientation



The Blue Studio



Ground Floor

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