

THE OLD RECTORY

WINTERBORNE STICKLAND • DORSET





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Milton Abbas 3 miles • Blandford Forum 5 miles • Dorchester 14½ miles (London Waterloo 2½ hours)
Poole 20 miles • Weymouth 22¼ miles • Bournemouth Airport 22½ miles
(Distances and time approximate)

A charming and beautifully presented Grade II listed former rectory with enchanting gardens and grounds and situated in a popular village

Reception Hall • Drawing room • Sitting room • Inner hall • Kitchen/dining room • Study
Garden room • Boot room • 2 Cloakrooms • Wine cellar

Master bedroom with en-suite bathroom and dressing room
5 Further double bedrooms • 2 Further bathrooms

Attic suite of rooms comprising: Playroom • Double bedroom with en-suite shower room • Laundry room • Store

Coach house incorporating: Double garage • 3 store rooms • Converted hay loft
Parking • Fuel Store • Heated swimming pool • Greenhouse • Tree house • Folly
Gardens & paddock

In all about 4.15 acres (1.68 hectares)



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



Situation & Amenities

The Old Rectory is situated at the centre of the village with open countryside beyond. The village is a thriving community and has a parish church and public house, with further local facilities in the neighbouring village of Milton Abbas (3 miles), which has a public house, post office, farm shop and parish church of St James.



There are primary schools in the nearby villages of Milborne St Andrew, Okeford Fitzpaine and Blandford St Mary, with local secondary schools at The Blandford School in Blandford Forum (5 miles). Nearby prep schools include Port Regis, Hanford, Sandroyd and Knighton House. Senior schools include Milton Abbey, the Sherborne schools, Bryanston, Clayesmore and Canford.



In addition to the facilities found locally, the attractive market town of Blandford Forum and the county town of Dorchester both provide a wide range of shopping, business facilities and amenities.



Blandford Forum, Dorchester, Weymouth, Poole and Bournemouth all provide excellent entertainment venues.



There are a number of bistro pubs and restaurants within the local area.



The village is only about 2¾ miles from the A354, which provides quick access to Dorchester and linking to Bournemouth Airport and the major towns on the south coast along the A35.



Trains from London Waterloo to Salisbury (1½ hours), Gillingham (2 hours) and Dorchester (2½ hours).



Bournemouth Airport is only 22½ miles away and Southampton Airport 50 minutes away, both offering connections within the UK and to many international destinations.





The Old Rectory

The Old Rectory is a handsome Grade II listed, 2 storey house with attic rooms and is built with banded brick and flint walls under a tiled and slate roof. The oldest part of the house was built in 1685, with a Georgian wing added in 1768 and a further early Victorian extension in the mid-19th century. It was bought by the current owners 15 years ago and they have undertaken a complete refurbishment of the house, outbuildings, gardens and grounds to an extremely high standard to create a much loved family home, which has a lovely welcoming feel and generous, well proportioned accommodation.

The house has retained many period features supplemented during the recent refurbishment. These include fireplaces, window seats, working shutters, exposed beams and flagstone floors. On the ground floor the original layout has been adjusted to create a lovely reception hall at the centre of the house. On one side a short passage from the hall, with doors off to the cloakroom and the wine cellar, leads through to an inner hall, with the drawing room and sitting room on either side and an elegant, sweeping staircase rising to the first floor. On the other side of the reception hall is the

beautifully equipped kitchen/dining room and the study. Beyond the kitchen is the boot room, a second cloakroom and the garden room, which opens onto the garden and terrace. On the first floor is the master bedroom with en-suite bathroom and dressing room, five further double bedrooms and 2 further bathrooms.

The attics, which are accessed by a timber staircase, have been developed into a suite of rooms comprising the central living area, double bedroom (currently equipped as a gym) with en-suite shower/steam room and the laundry room.



Outbuildings, Gardens & Grounds

The property is approached through wrought iron gates onto a gravelled parking area in front of the coach house and stable block, which provides a double garage, three adjacent stores and a former hayloft for further storage above. The garden, which is currently part of The National Garden Scheme, lies to the rear and one side of the house. From a more formal garden adjacent to the house and set against a backdrop formed by a 500 year-old lime and woodland, the garden comprises a series of terraced rooms created from beech and yew hedges, housing vegetable, rose and swimming pool gardens with interconnecting vistas and seating areas to take advantage of each area of the garden and the lovely views across the village. To one side and above the garden is a sloping paddock with a strip of young mixed woodland and above is a further area of level paddock with a separate vehicular access. In all the gardens and grounds extend to over 4 acres.

Development Uplift Clause

The vendor holds the right to exercise a Development Uplift Clause on any new buildings on the property over the next 20 years.

Services

Mains water and electricity. Oil-fired central heating. Bottled Calor Gas.

Fixtures & Fittings

All those items regarded as tenant's fixtures and fittings, together with the curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Tenure

Freehold

Local Authority

North Dorset District Council. Tel: 01258 454111
Council Tax: Band H

Directions (Postcode DT11 0NL)

From Blandford Forum proceed along the A354 for 5½ miles into the centre of Winterborne Whitechurch and turn right onto Whatcombe Lane, found about 150 yards before the Milton Arms public house and signed to Winterborne Stickland. Continue for about 2¾ miles into Winterborne Stickland. The property will be found on the right hand side in the centre of the village, opposite the village green (called The Triangle) and opposite a turning to Milton Abbas.

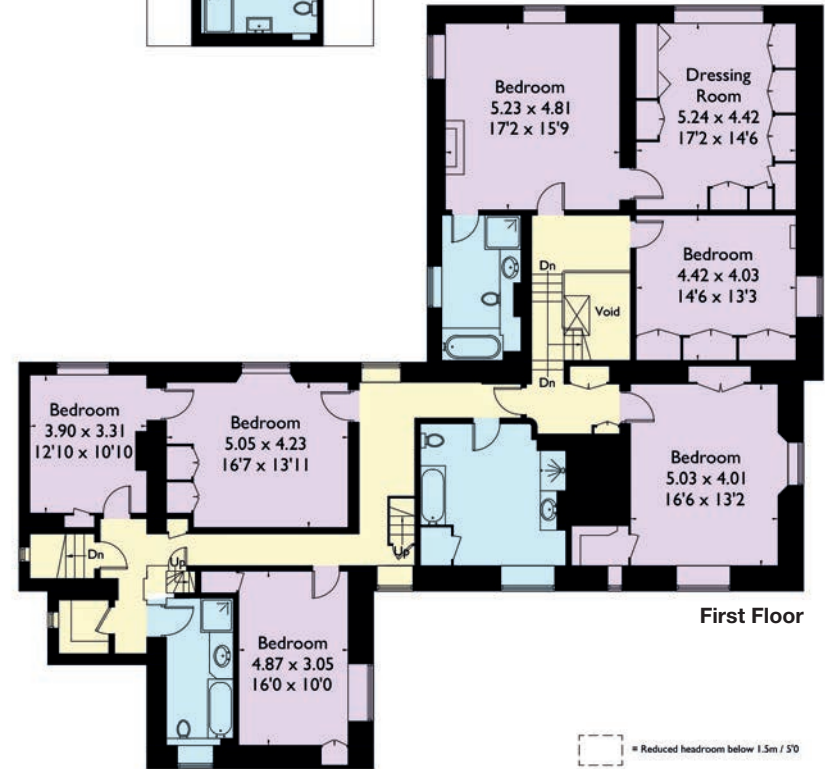
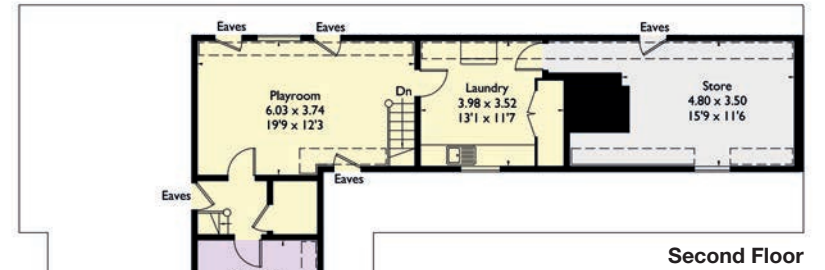
Viewings

All viewings are by appointment with the sole agents Knight Frank LLP.



Approximate Gross Internal Floor Area

Main House: 605 sq m / 6512 sq ft (Excluding Void)
 Basement: 24.7 sq m / 266 sq ft
 Total: 629.7 sq m / 6778 sq ft



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



This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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Photographs: 2016 and February 2017. Particulars: April 2017. Kingfisher Print and Design. 01803 867087.



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