

Symonds
& Sampson



The Chantry

Martinstown, Dorchester, Dorset

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Martinstown

Dorchester, Dorset DT2 9JR

A substantial and very attractive Georgian period detached house set in beautifully landscaped, south facing walled gardens of around 0.87 acres. Boasting elegant accommodation over three floors with nine bedrooms and four reception rooms with wrap around gardens, outbuildings and extensive parking The Chantry is delightfully situated within the heart of this popular village.



- Substantial Georgian period detached house
- Host of character features with elegantly proportioned rooms
 - Four reception rooms with impressive high ceilings
 - Nine bedrooms with three bathrooms and nursery
 - Attached coach house and stables
 - Stunning walled south facing gardens
 - Extensive parking
- Grounds extending to around 0.87 acres (0.352 ha)

Guide Price £1,350,000

Freehold

Poundbury Sales
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THE PROPERTY

The Chantry is a classic detached Georgian House understood to date back to 1805 and extended in 1835 built of stone and brick elevations and under the same family ownership for over 40 years. The house offers numerous features typical of its age and type including high ceilings, window shutters, sash windows, period fireplaces, panelled doors, deep skirting boards, ornate cornices and a sweeping staircase. The elegant accommodation is well proportioned, extremely versatile and arranged over three floors with additional cellar rooms ideal for storage. The majority of the rooms enjoy beautiful views over its own grounds which enjoy a south facing aspect.

ACCOMMODATION

On entering the property via a most impressive reception hall with original staircase and door leading down to the cellars together with cloakroom and WC. The principle reception rooms offer an abundance of natural light and space with impressive high ceilings, window shutters and period fireplaces. The kitchen/breakfast room has patio doors opening out to the gardens together with a range of oak fronted wall and floor cupboards with granite worksurfaces, induction hob, double electric oven and combination microwave. There is a multi fuel stove and access into a useful utility room.

On the first floor are six double bedrooms, all with period fireplaces and period features. The main bedroom has the benefit of an en-suite shower room whilst there is an additional nursery room/ dressing room. From the landing, stairs lead to the second floor together with access to a shower room and separate WC.

On the second floor is a family bathroom together with three further bedrooms with velux windows.

A stone staircase from the reception hall leads down to the cellars which comprise four rooms with flagstone floors, original fireplace and copper range, boiler room, sump pump, coal store and wine cellar with the original wine bins.





OUTSIDE

A large gravelled driveway leads to extensive parking for numerous cars. The front garden is stocked with a range of shrubs and plants with beech hedges leading to a 'secret garden'. Attached to the side of the house are a range of useful outbuildings comprising of the original coach house, stables and hay barn/piggery. The main gardens lie to the rear which are simply stunning and a particular highlight. Enjoying a private south facing aspect, walled gardens extend to around 0.87 acres (0.352 ha) of beautifully landscaped lawned grounds interspersed with an abundance of flowers, plants and trees. Immediately



adjoining the rear of the house is a paved sun terrace leading to a further paved terrace with fishpond and water feature and greenhouse. To the side (east) is a further extensive lawned garden with flower and shrub borders and attached greenhouse.

DIRECTIONS

What3words///kilts.router.cushy

SITUATION

The property is in the centre of the village of Martinstown, which is about three miles south-west of the County Town of Dorchester. Local facilities include a sub post

office/store, a parish church, a village hall and a public house. A stream, the South Winterborne, runs through the length of the village.

Dorchester provides an excellent range of facilities, including mainline rail links to London Waterloo and Bristol, the County hospital, cinema, arts centre and a variety of independent and chain eateries and bars. It is well served for shopping facilities, including the new Brewery Square development, as well as two Waitrose supermarkets and a weekly market.



Sporting and recreational facilities in the area include golf at Dorchester Came Down and East Dorset Golf Clubs, tennis and squash at Dorchester Tennis & Squash Club. There are sailing and water sports along the nearby coastline in Weymouth, and riding and walking along the network of bridle and footpaths which cross the surrounding area.

SERVICES

Mains electricity, water and drainage. Oil fired central heating.

Broadband - Superfast speed available

Mobile - It is reported that you are likely to get mobile coverage both indoors and outdoors (<https://www.ofcom.org.uk>)

Local Authority
Dorset Council Tel 01305 251010

MATERIAL INFORMATION

The property is found within a conservation area

EPC E
Council Tax Band H



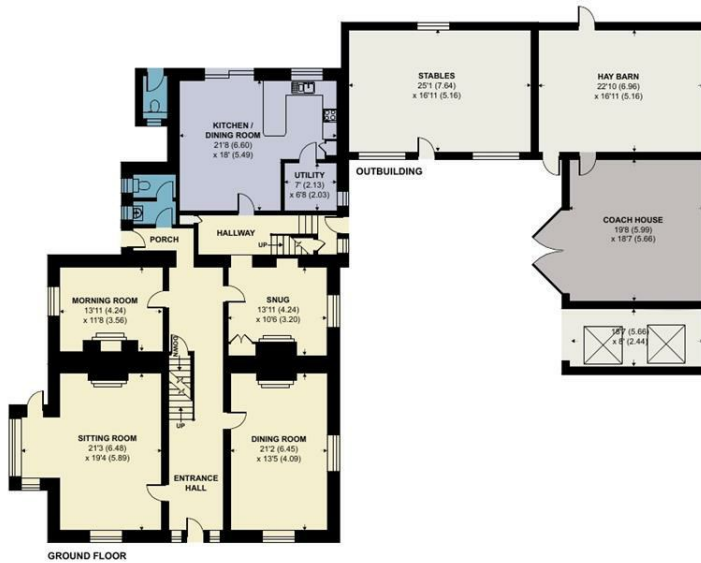
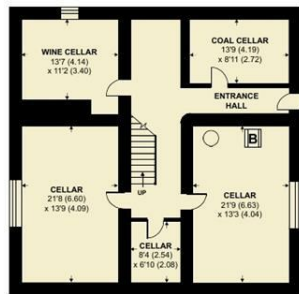
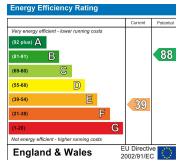
Martinstown, Dorchester

Approximate Area = 6571 sq ft / 610.4 sq m (includes coach house & excludes wc)

Outbuilding = 973 sq ft / 90.4 sq m

Total = 7544 sq ft / 700.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Symonds & Sampson. REF: 1297589



Poundbury/DW/22/07.25Rev



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