



Eaves
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Winfrith House

High Street, Winfrith Newburgh,
Dorchester, DT2 8JW

GUIDE PRICE: £2,950,000

A wonderful Grade II* listed Georgian house, in the heart of the pretty and thriving village of Winfrith Newburgh, just 3 miles from Lulworth Cove and the picturesque Jurassic Coast. The house is set in its own grounds of just over 2 acres which includes the most beautiful gardens, a swimming pool and tennis court along with a series of outbuildings.

TENURE — FREEHOLD



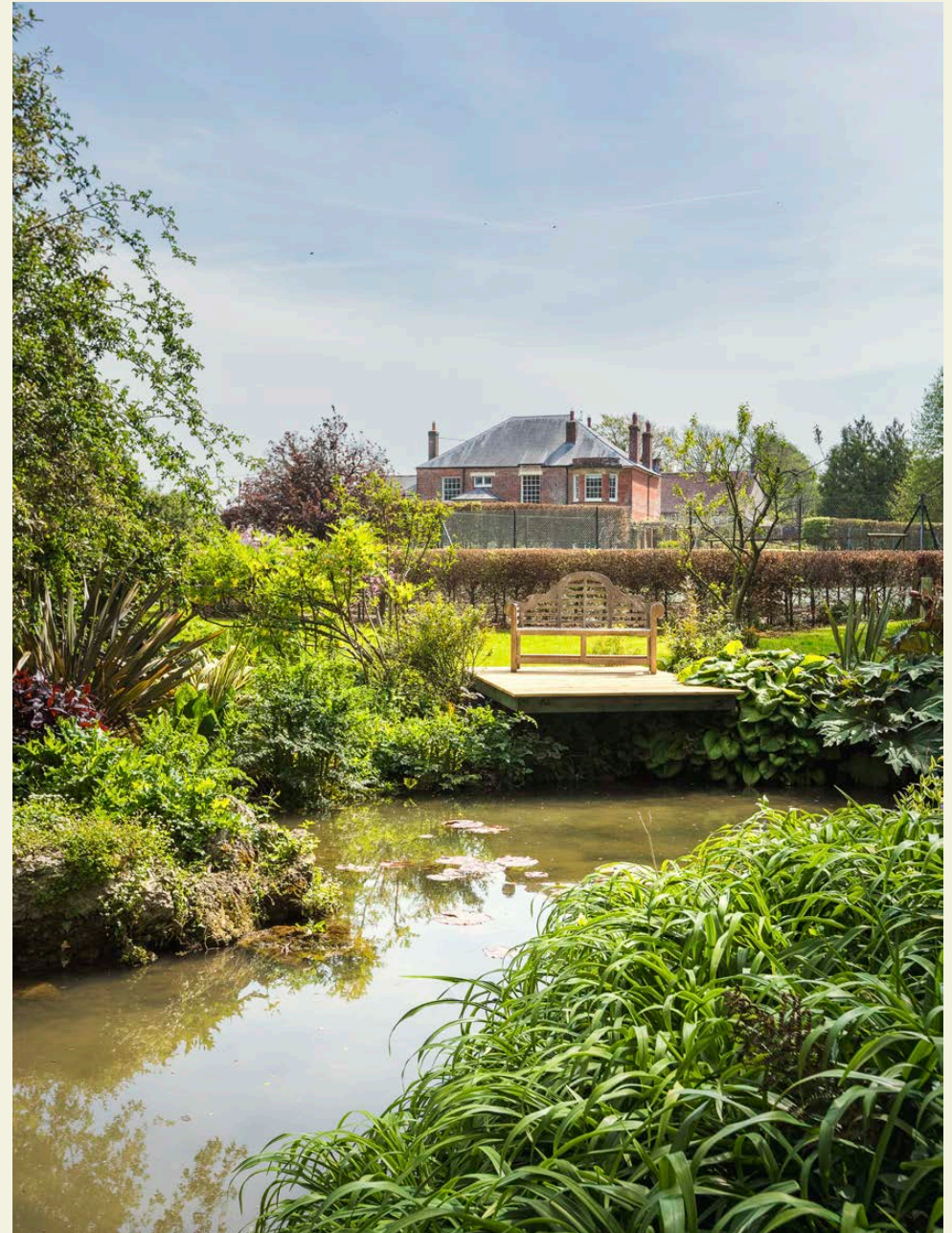
Overview

An 8 bedroom, Grade II* listed Georgian House set in just over 2 acres of beautiful formal gardens with a swimming pool and tennis court.

The house offers an entrance hall, kitchen/breakfast room, dining room, drawing room, sitting room, utility, cloakroom, a wonderful master bedroom and bathroom, 7 further double bedrooms, 3 further bathrooms, a cellar, private driveway, a double garage and further outbuildings with planning permission for conversion to an annex. There is also the planning permission for the addition of a new kitchen room on the footprint of the old orangery.

Key Features

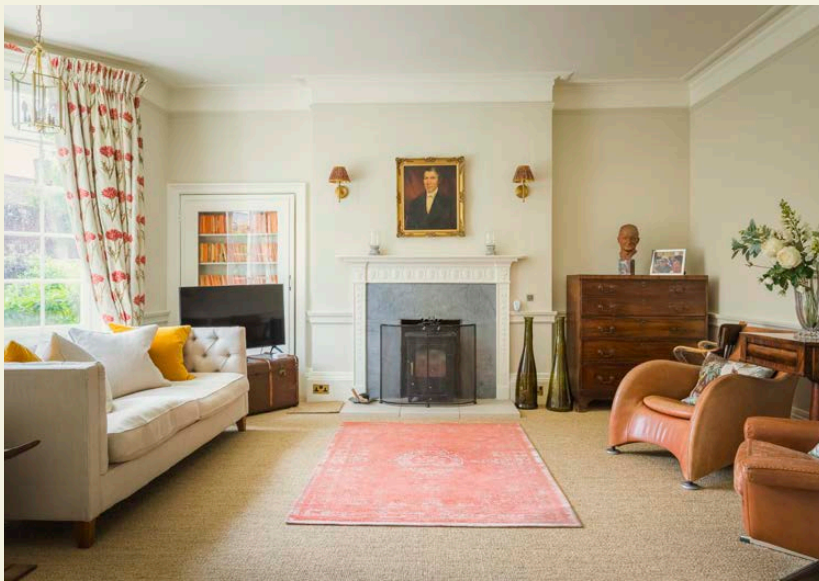
- A STUNNING GRADE II* LISTED GEORGIAN HOME
- PRETTY VILLAGE LOCATION
- PRIVATE DRIVEWAY
- 3 MILES TO LULWORTH COVE AND THE JURASSIC COAST
- 3 RECEPTION ROOMS
- 8 BEDROOMS
- 4 BATHROOMS
- BEAUTIFUL PRIVATE GARDENS OF 2 ACRES
- SWIMMING POOL AND TENNIS COURT
- LOW ENERGY COSTS WITH SOLAR PV AND BATTERY SYSTEM



Immediate Area

Winfrith House sits in the heart of the pretty village of Winfrith Newburgh. The village, which has a great community, has a village shop and post office, a pub, pre-school and primary school, a church and a village hall. The Jurassic Coast Farm Shop is a short walk from the house and has an excellent meat counter as well as seasonal vegetables and a fine selection of wines.

The larger towns of both Dorchester (7.5 miles) and Wareham (6.5 miles) both have direct mainline train services into London as well as more comprehensive high street shops and supermarkets. The village of Wool (3.5 miles) also has a direct train service to London Waterloo.



The house has some fantastic walks from the door and many opportunities for wild swimming in sheltered coves

Lulworth Cove and Durdle door are both about 3 miles away and offer some of the most breathtaking walks along the World Heritage Jurassic Coastline.

The House

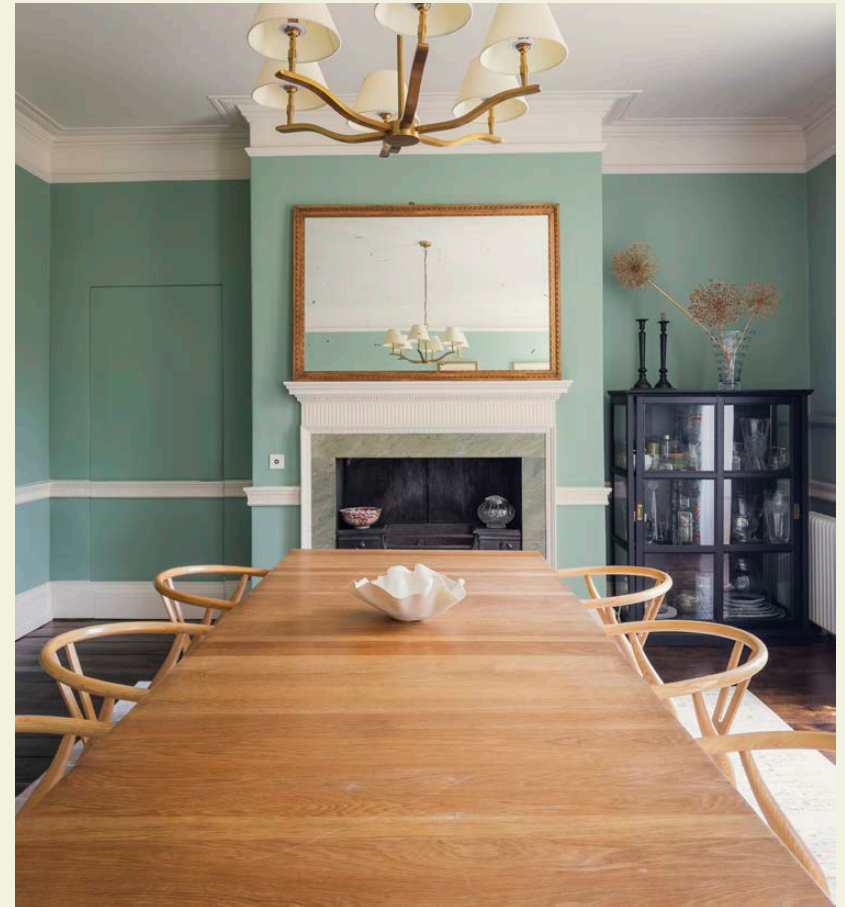
A fine example of a Grade II* listed Georgian country house, dating to around 1761, with 19th Century extensions. Of brick construction, with a slate roof, the house sits behind a tall brick wall and looks out across its own stunning formal gardens and grounds of just over 2 acres.



Interior

Walking through the front door brings you into the light and welcoming entrance hall. To the left is the sitting room with a large bay window to the front, fireplace and woodburning stove. Straight ahead is the more formal drawing room, a well-proportioned space with huge sash windows overlooking the gardens. The room is bathed in sunlight throughout the afternoon and has another fireplace with wood burning stove for the cooler evenings.

Through the entrance hall to the right is the main dining room, a great entertaining space, with a secret door leading you through to the kitchen.



The current owners have cleverly blended the old with the new and created a well thought out home with the kitchen being no exception. Recently installed, this is now a fabulous, relaxed family space that opens up to the dining area with windows overlooking the terrace and the garden beyond. A door conceals the back staircase to the 1st floor and another leads through to the impressive utility room and cloakroom beyond.



Doors from the dining room, drawing room and utility room lead into a further hallway with the original staircase leading to the first floor.

The master bedroom and bathroom are truly stunning. The bedroom making the most of the views with a full width seat in the bay window. Opposite is the master bathroom, a cleverly thought out space with a freestanding bath in the centre, his and hers sinks, a great sized shower and built in wardrobes doubling the room up as a dressing room.

On the first floor there are a further five double bedrooms, all individual, and 3 more bathrooms. On the second floor are two more double bedrooms and a store room that has planning permission to be converted to a bathroom.





EAVES

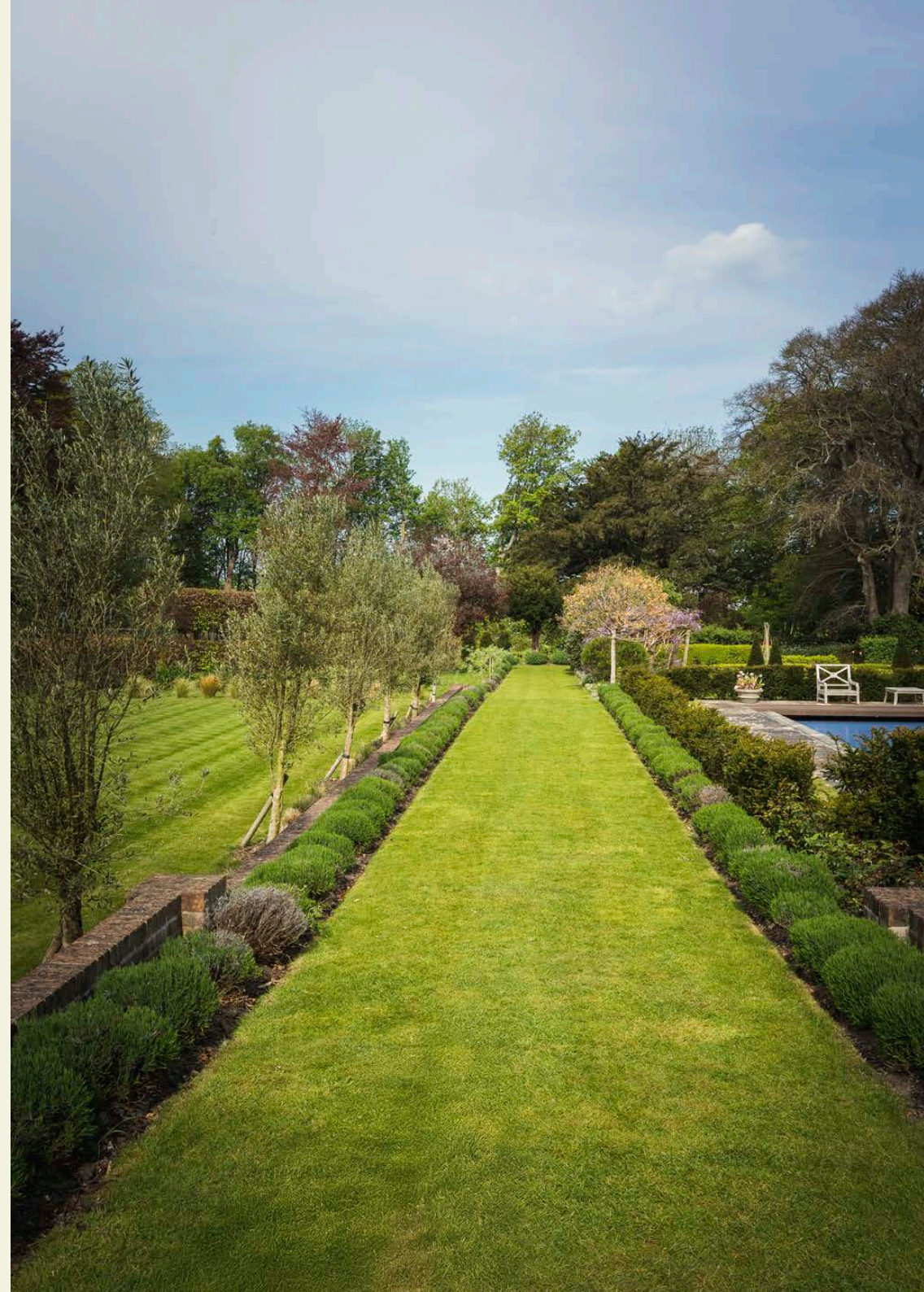
WINFRITH HOUSE, DORCHESTER



Outside

From the quiet village road a driveway leads round the front of the house with garaging on one side and a large gravel area to the other. On both sides you will find electric car charging points. The house sits behind a tall red-brick wall to the front. Of particular interest is, in the north-east corner, the remains of an 18th century brick tower with battlemented parapet.

Winfrith House sits in its own grounds of just over 2 acres, with the gardens lying mainly to the back and the south and enjoy the sun all day.



The gardens are truly something to behold. A central, Lavender lined, grass pathway leads from the house all the way to the meadow at the back. To the left is a perfectly manicured croquet lawn that abuts the newly painted tennis court. To the right is the swimming pool surrounded by a low-lying hedge.

Wherever you stand in the garden you get the most gorgeous outlook. Perfectly level, it is a place to spend time whether at play or simply pottering in the impressive greenhouse.



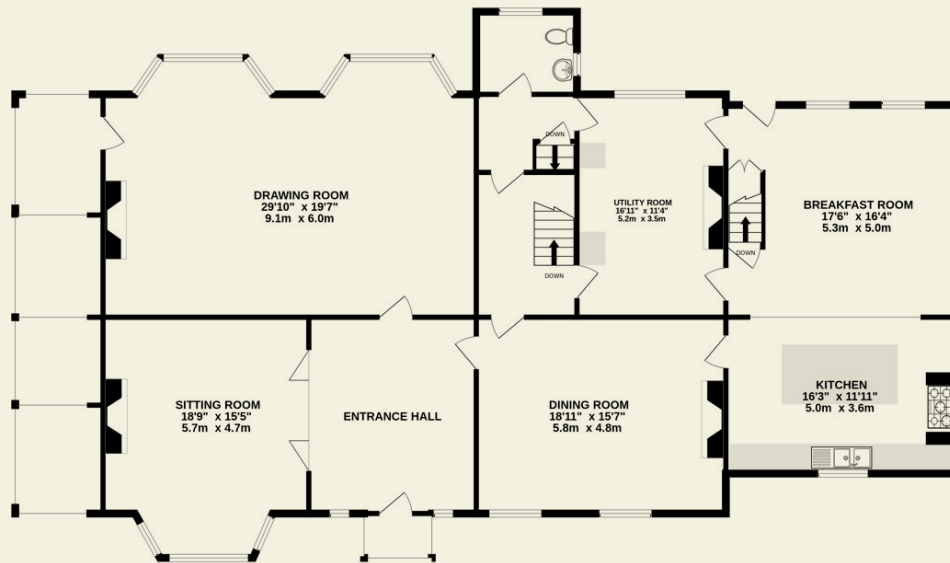
The meadow at the back has a pretty pond with resident duck and drake, mature trees, wildflower areas and a gate at the end leading straight onto a footpath and beautiful walks from the garden. For the keen growers there is a good-sized vegetable garden backing onto the tennis court.

There is a Alitex greenhouse to the north-east side as well as a row of outbuildings that provide various stores, a plant room, garden loo, workshop etc and have planning permission for conversion into an annex.



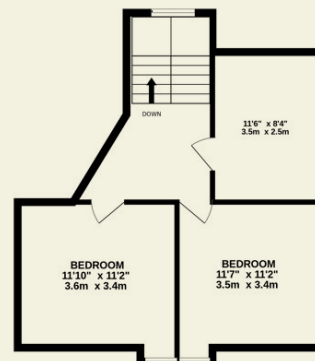
GROUND FLOOR

2314 SQ. FT. / 215.0 SQ.M. APPROX



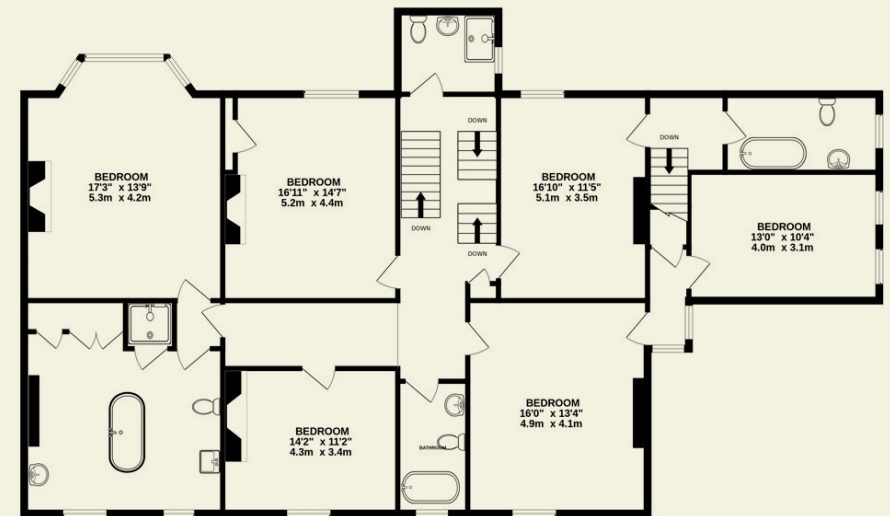
2ND FLOOR

460 SQ. FT. / 42.7 SQ.M. APPROX



1ST FLOOR

1825 SQ. FT. / 169.6 SQ.M. APPROX



CELLAR

123 SQ. FT. / 11.4 SQ.M. APPROX



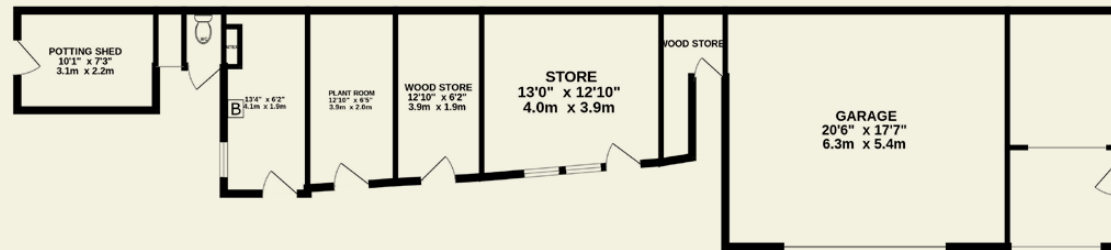
TOTAL FLOOR AREA

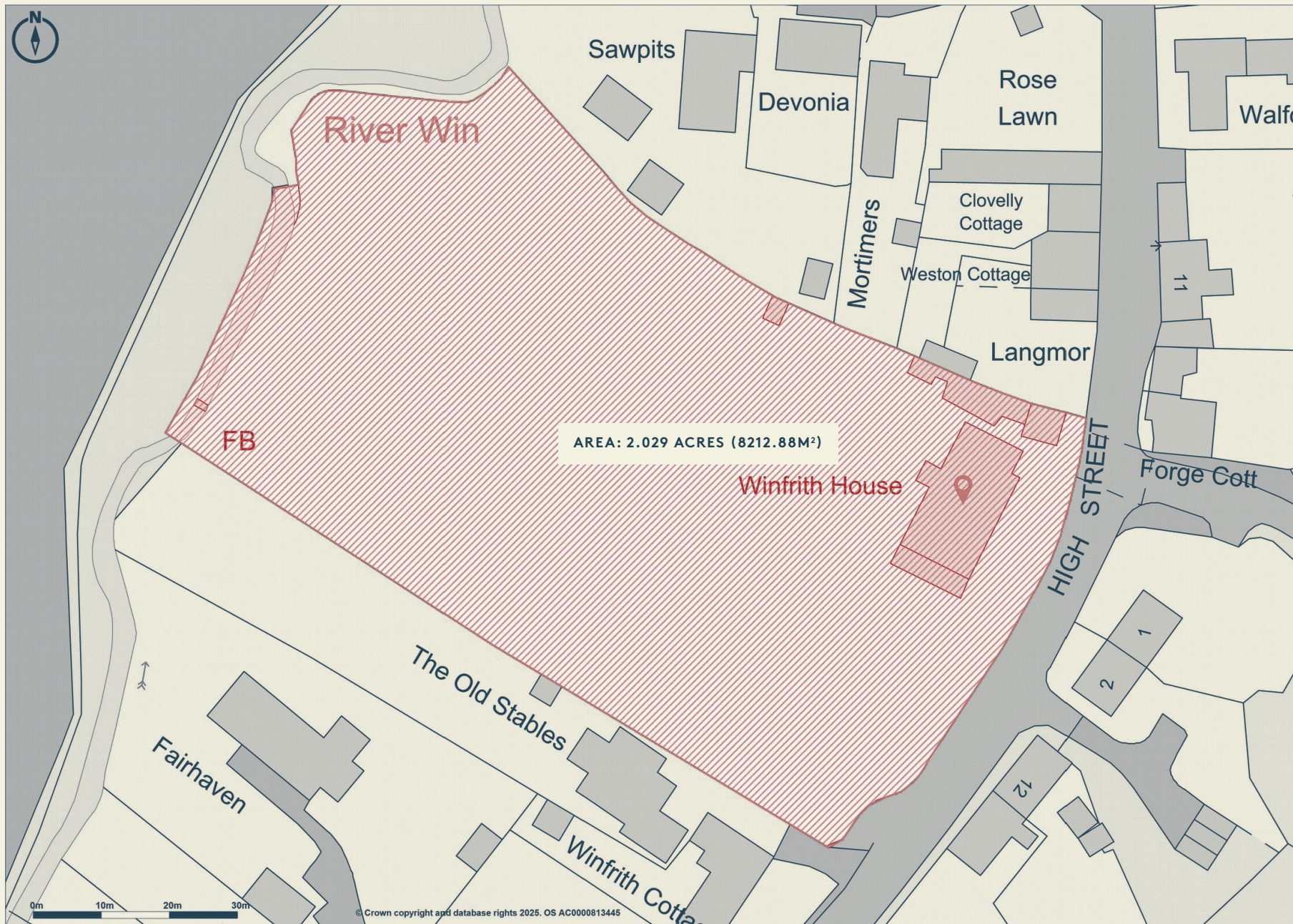
5030 SQ. FT. / 467.3 SQ.M. APPROX

Floorplans

OUTBUILDINGS

1241 SQ. FT. / 115.3 SQ.M. APPROX





Directions

Head out of Dorchester on the A352 towards Wareham. Continue for approximately 4 miles and take the second exit at the roundabout. After about 3.5 miles take the right turn, before the Red Lion Pub, onto Water Lane. Continue along Water Lane, past the village shop, where the driveway can be found on the right hand side beyond the tall red brick wall.

WHAT3WORDS /// **AMICABLY.AGREEABLE.QUINTET**

Services

Mains gas, electricity (with a 3 phase supply), water and drainage are connected.

Renewables

There is a recently installed 8kW solar array backed up with 2 x 13kW Tesla batteries. The pool is heated via an air source heat pump. The owners have also installed high-quality secondary glazing which, combined with the renewables, has hugely reduced the running costs of the house. There is also an electric retractable solar safety pool cover. More details are available by request.

Local Authority

Dorset Council - Band G

Eaves Notes

The house has two further planning permissions, both of which are activated, but not all of the elements have been built. Further details and links to the planning documents available on request.

P/HOU/2023/03384 to reinstate a single storey building on the footprint of the earlier orangery.

P/HOU/2023/00622 to install solar array in the garden and convert outbuildings into an annex ancillary to the dwelling. The solar array is complete but the outbuildings have not been converted.



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01935 571049

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