



Newlands Manor House
Charlton Marshall, Blandford Forum, Dorset





A Victorian gem reimaged for contemporary living.

Summary of accommodation

Newlands Manor House

Ground Floor: Entrance hall | Drawing room | Dining room | Kitchen/breakfast room | Larder | Home office | Play room | Garden room
Boiler room | Laundry and drying room | Boot room | Integral double garage

Basement: Swimming pool with spa | Steam room | Changing room & Shower | Wine cellar | Store room | Pool plant room

First Floor: Principal bedroom with dressing room, walk in wardrobe and en suite bathroom | Two bedrooms both with dressing rooms and en suite bathrooms | Two further bedrooms | Shower room | Pantry

Second Floor: Kitchen/dining room | Sitting room | Bedroom | Bathroom | Attic store room

Newlands Cottage

Entrance hall | Open plan kitchen/breakfast room | Study | Sitting room orangery | Bedroom | Bathroom

Gardens and Grounds

Extensive formal lawns | Walled garden | Fire pit | Wild flower meadow | Outbuildings | Greenhouse | Tree house | Pickleball court | Pond
Entertaining terrace | Ample parking

In all about 3.06 acres

Distances

Bryanston School 2.4 miles, Blandford Forum 2.5 miles, Milton Abbey School 9.4 miles
Poole Railway Station 12.6 miles (London Waterloo from 2 hours 4 minutes) (All distances and times are approximate)



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Situation

Nestled within the picturesque surroundings of Charlton Marshall, along the tranquil River Stour, Newlands Manor House is a testament to the beauty of Dorset's countryside. The village, a part of the Dorset Trailway, offers numerous opportunities for walking and cycling, presenting an idyllic lifestyle for those passionate about the great outdoors.

The market town of Blandford Forum is about 2.5 miles away, an attractive town with Georgian architecture and a vibrant local scene, including boutique shops and the renowned Hall & Woodhouse brewery. With Charlton Marshall's strategic location, residents enjoy easy access to major towns like Dorchester, Bournemouth, and Salisbury, alongside direct links to London from the mainline railway station at Poole and access to the A303 and M27, ensuring the best of both worlds: tranquil country living with urban convenience.

For families, the proximity to leading educational institutions like, Canford School, Bryanston, Milton Abbey, and Sherborne Schools adds to the convenience of Newlands Manor House.





Newlands Manor House

Occupying 3.06 acres of meticulously landscaped grounds, Newlands Manor House boasts an expansive 12,335 square feet of living space. This includes seven bedrooms, seven bathrooms, and a charming one-bedroom guest cottage, ensuring ample space for family, guests, and staff alike. The second floor of the house contains a self-contained apartment, offering privacy, additional space under the eaves and luxury for visitors or live-in assistance.

Stepping inside, the manor reveals a blend of Victorian elegance and modern flair. The extensive six-year renovation has infused the home with global design influences, while preserving the original charm through large rooms, high ceilings, and expansive windows.

The manor doesn't just cater to aesthetics but also to functionality, featuring underfloor heating, and smart-home technology. The leisure suite in the basement is a haven of relaxation, complete with a swimming pool, oversized hot tub and steam room complemented by a wine cellar. An indoor barbecue room with folding doors to the outdoor terrace offers unparalleled entertainment opportunities.



Approximate Gross Internal Floor Area

House: 940 sq m or 10,118 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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

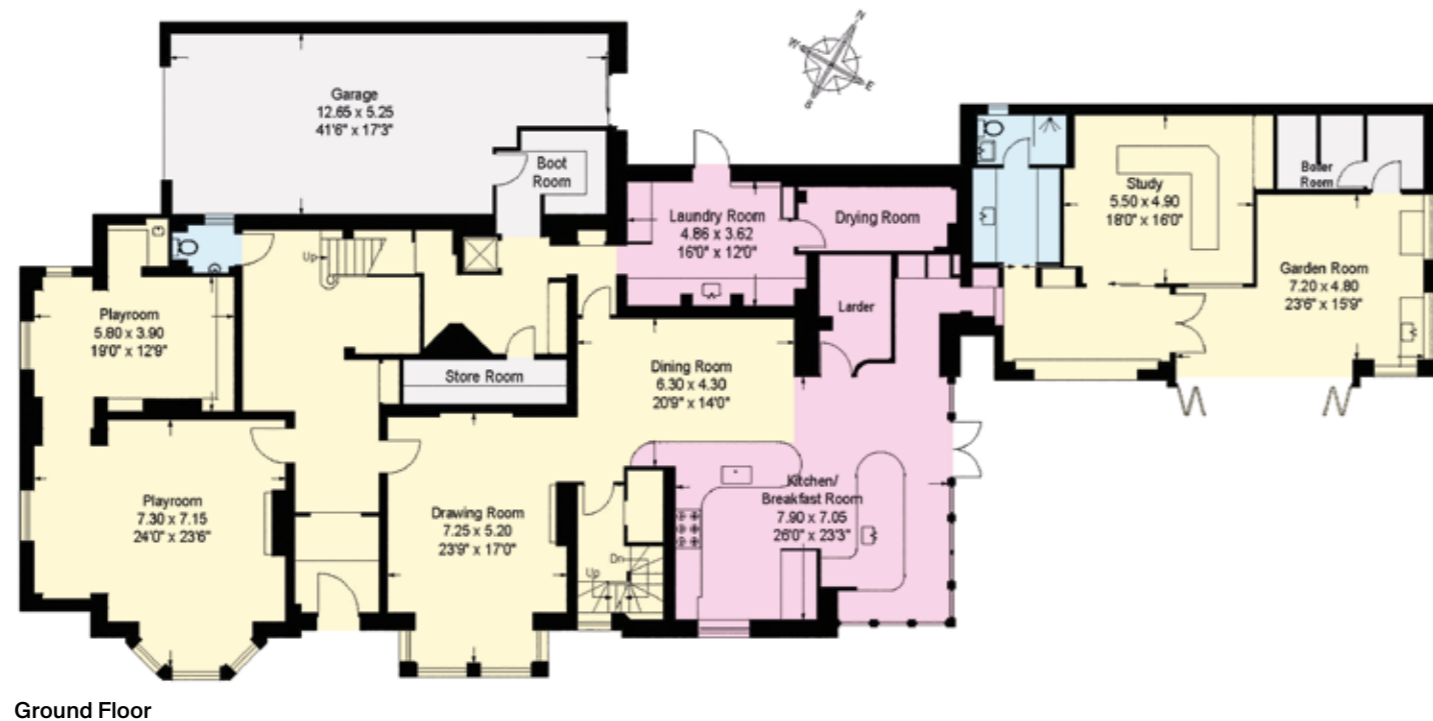
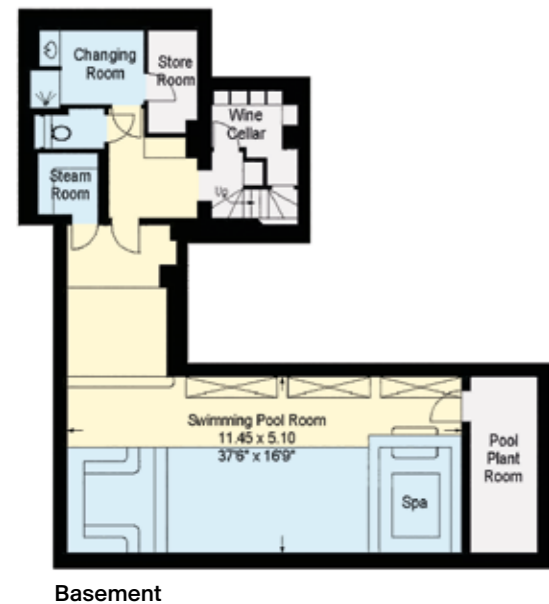
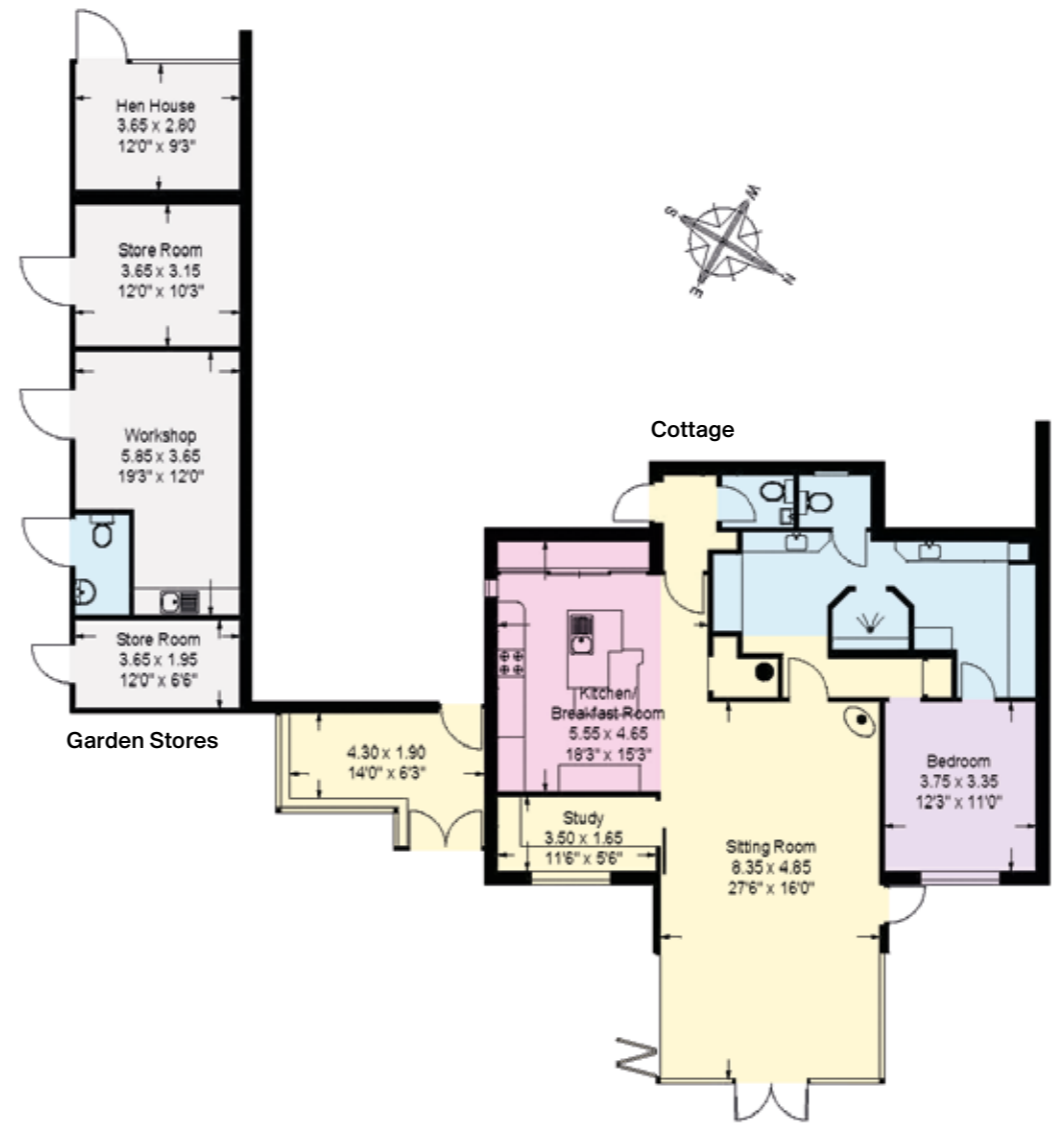


Approximate Gross Internal Floor Area

Cottage: 127 sq m or 1367 sq ft

Garden Stores: 53 sq m or 57 sq ft

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Newlands Manor Cottage

The quality of the cottage mirrors that of the main house, providing luxurious additional accommodation with an expansive open plan layout and high end finishes throughout. Architecturally designed to blend in with the surrounding landscape, the cottage overlooks the pond to the front and has its own driveway and parking area. The dining area sits within an orangery with superb views over the gardens and the sitting room features a contemporary wood burner. There is one bedroom with an exquisite bathroom.

Gardens and grounds

Newlands Manor House extends its luxury outdoors, where a spacious patio with a fire pit opens up to breathtaking gardens, a wildflower meadow, and a walled garden adorned with water features. Sporting enthusiasts will delight in the all-weather tennis/pickleball court, while the greenhouse and a magical three-level treehouse, offer unique escapes within the property's grounds.



Services

Mains electricity. Mains gas central heating with under floor heating. A new heating system has been installed along with 3 x 900L hot water tanks.
Mains water and drainage.

Directions

What3Words: ///retrieves.himself.writers
Postcode: DT11 9NE

Property information

Tenure: Freehold
Local Authority: Dorset Council - <https://www.dorsetcouncil.gov.uk/>
Council Tax: Band H
EPC Rating: Newlands Manor House: D
Newlands Manor Cottage: A

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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