

# Arne House

Arne, Dorset







A magnificent and meticulously restored period manor house in one of Dorset’s most spectacular locations. Panoramic views over Poole Harbour and Corfe Castle and set within 5.5 acres of beautifully landscaped grounds, complete with an indoor pool.

Wareham 4.5 miles (London Waterloo from 2 hours 16 minutes), Poole 15 miles, Bournemouth Airport 23 miles  
(All distances and times are approximate)

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Summary of accommodation

Entrance Hall | Drawing room | Dining Hall | Kitchen/breakfast room | Family room | Games room | Cloakroom | Laundry room | Shower room | Cellars

Gallery | Principal suite with balcony, bathroom, steam room and dressing area | Guest suite with shower room | Five further bedrooms | Family bathroom | Shower room | office

Gardens and Grounds | Extensive driveway with parking | Indoor pool with shower room | Entertaining terrace | Garage building with studio  
Yurt | Summer house | Landscaped lawns and lake

In all about 5.5 acres



# Location

Arne House occupies a secluded and elevated position in the hamlet of Arne, capturing panoramic views of Poole Harbour, Corfe Castle, and the surrounding countryside. Set within an Area of Outstanding Natural Beauty on the Jurassic Coastline, the property offers a peaceful retreat while remaining only 4.5 miles from Wareham, which provides essential amenities and a mainline railway station with direct services to London Waterloo in approximately 2 hours 16 minutes.

The surrounding landscape, with its sandy beaches and the heathland of the RSPB Arne nature reserve, attracts diverse wildlife, making it an ideal haven for those seeking tranquillity, a connection with nature and a waterfront lifestyle.

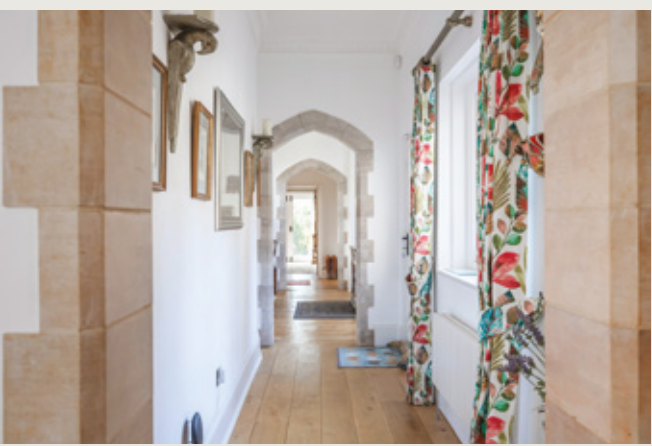


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Believed to have been built in 1880 as a hunting lodge for the first Baron Rockley, this magnificent turreted country manor house has been meticulously renovated under the expert guidance of Urban Homes. The restoration seamlessly blends period charm with modern luxury, offering versatile accommodation across multiple reception rooms and seven bedrooms, all complemented by original architectural details.

Upon entering, the welcoming hall leads to the elegant drawing room and an impressive dining hall framed by Victorian Gothic Purbeck stone arches. The contemporary kitchen/breakfast room and adjoining family room are designed to maximize the breathtaking coastal views, providing a light-filled and open living space. Additional ground-floor features include a games room with a cinema screen, a large laundry room, and a vaulted basement that has been transformed into a state-of-the-art wine cellar.

One of the most striking aspects of the renovation is the remodelling of the grand staircase, now a centrepiece of the home. A lift has also been installed to enhance convenience and future-proof the property.







The magnificent staircase leads to an open gallery framed by floor-to-ceiling windows. The principal suite enjoys spectacular views over Poole Harbour from its private balcony, as well as a dressing area, luxurious en suite bathroom, and steam room. The first floor also accommodates six further bedrooms, offering ample space for family and guests.





Approximate Gross Internal Floor Area

Main House = 514 sq m/5,532 sq ft

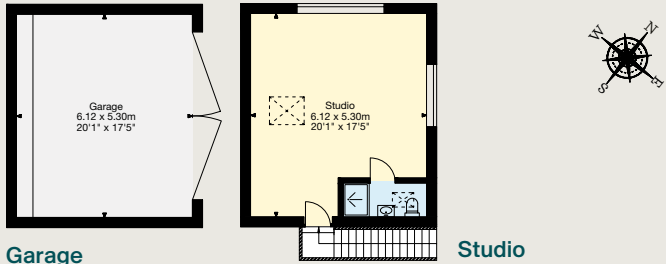
Outbuilding = 194 sq m/2,088 sq ft

Garage = 32 sq m/344 sq ft

Studio (Above Garage) = 32 sq m/344 sq ft

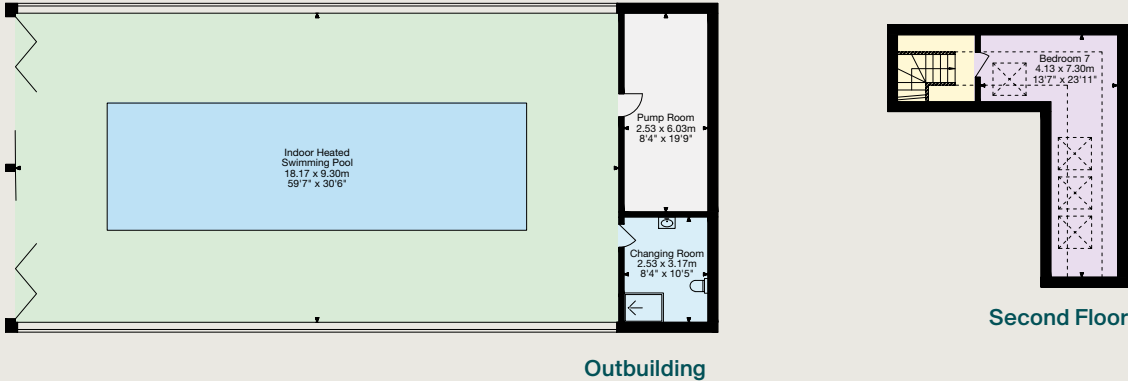
Total Area = 772 sq m/8,308 sq ft

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

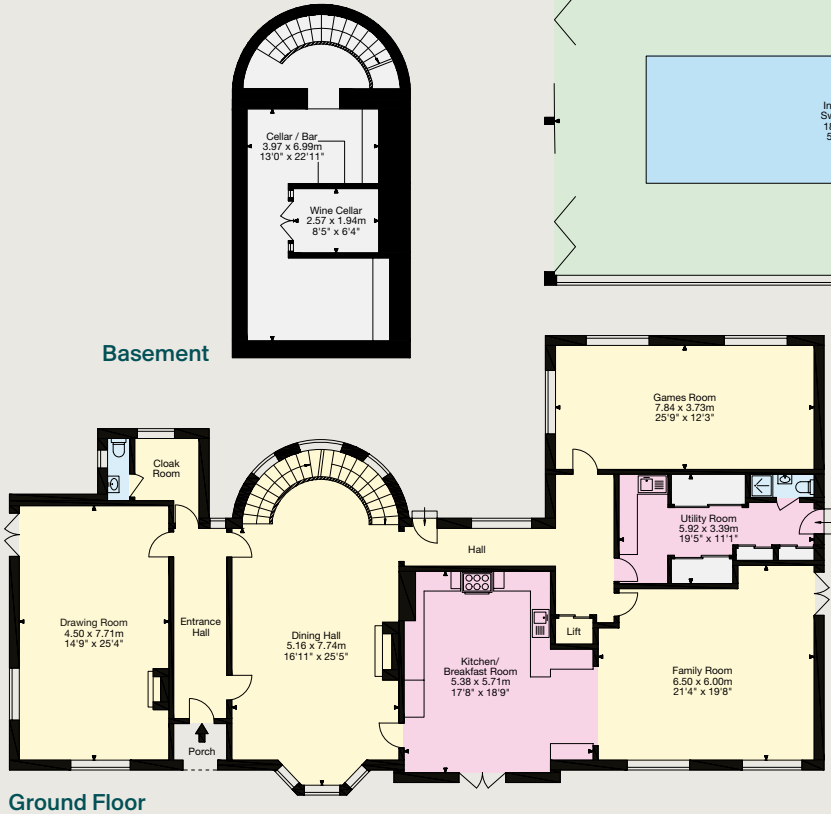


Garage

Studio

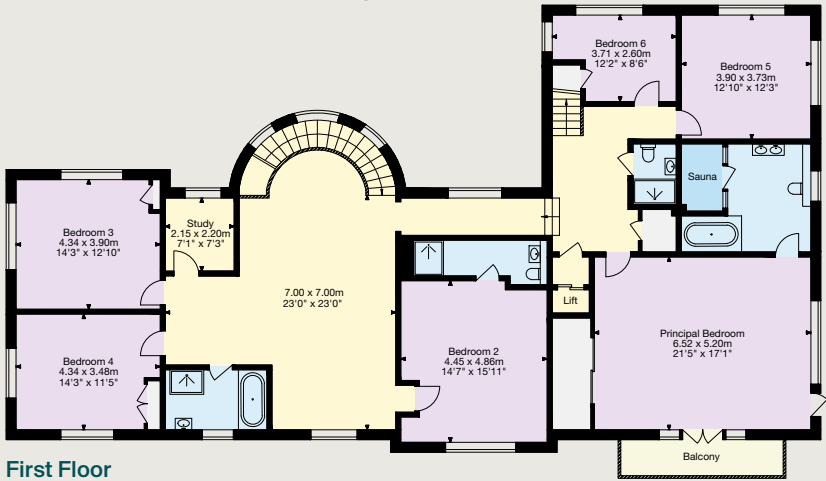


Outbuilding



Basement

Ground Floor



First Floor

Second Floor

## Gardens and Grounds

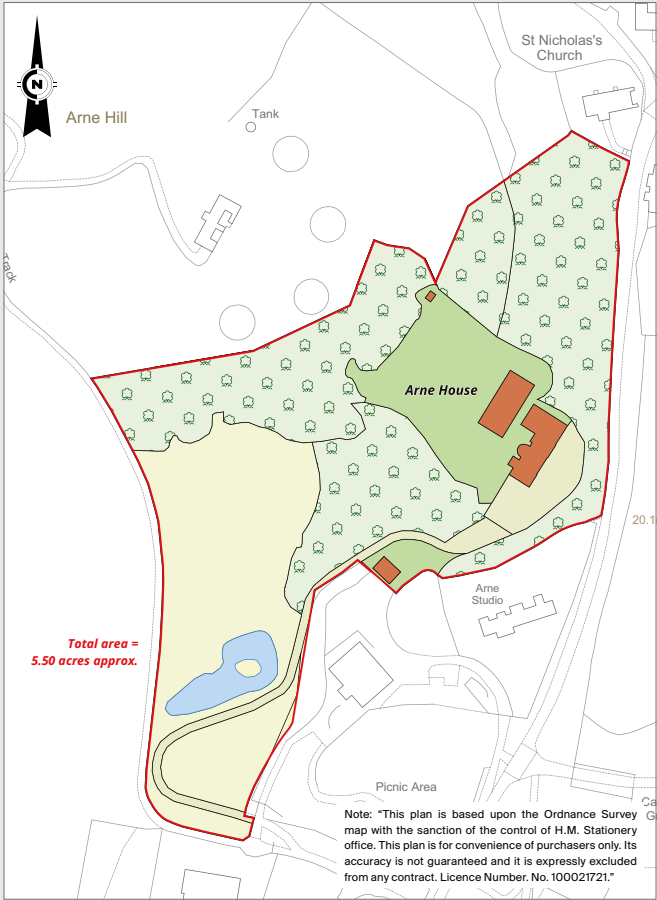
The grounds of Arne House have been extensively landscaped, extending to approximately 5.5 acres. An outstanding entertaining terrace has been carved into the hillside behind the house, providing a stunning space for outdoor gatherings. From here, the superb indoor pool is accessed, featuring a beautiful oak frame, sleek stone paving, an electric cover, and a dedicated shower room and sound system.

A recently constructed solid oak outbuilding offers a double garage on the ground floor, while the first floor accommodates a studio with a shower room. Additional features include a separate outbuilding for storage/games room/gym and a network of pathways leading to the upper levels of the land. From the elevated vantage points, the incredible views can be enjoyed from both the summer house and the yurt. The gardens also feature expansive lawns, mature trees, and a tranquil lake, creating a serene and private setting as well as a fabulous sauna and large hot tub.



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.





# Property Information

**Services**  
Mains electricity. 3 air source heat pumps service the main house and 2 air source heat pumps service the pool room. Private water supply and private drainage.

**Local Authority**  
Dorset Council

**Council Tax**  
Band H

**EPC Ratings**  
Arne House – F, The Flat – D

**Directions**  
Postcode: BH20 5BJ  
What3Words: ///total.tinsel.curvy

**Viewing**  
Viewing by prior appointment only with Knight Frank.







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