

Plush Manor

Plush, Dorset





An elegant Georgian manor house with ancillary accommodation and in a uniquely beautiful and peaceful country setting

Piddletrenthide 2 miles, Cerne Abbas 5 miles, A35 7 miles, Dorchester 9.5 miles
Sherborne 14 miles (Waterloo 2 hours 10 minutes), Jurassic Coast 17 miles, Bournemouth Airport 32.5 miles
(All distances and times are approximate)



7-9



5



6

Summary of accommodation

Ground Floor: Colonnaded porch | Reception hall | Drawing room | Dining room | Library | Family room | Study with anteroom & cloakroom
Kitchen/breakfast room | Scullery | Laundry room | Cloakroom | Indoor heated swimming pool with changing & shower room | Cellar

First Floor: Landing | Principal bedroom suite with en suite dressing room & bathroom | Guest bedroom suite with lobby & bathroom | Six further double bedrooms
Two family bathrooms | Housekeeper's room | Self-contained flat with balcony, sitting room, double bedroom & bathroom | Extensive attic storage

Cottage & Outbuildings: Parking | Garage block incorporating two single garages & self-contained cottage with two double bedrooms | Stores

Garden & Grounds: Landscaped gardens with summer house | Hard tennis court (needs resurfacing) | Stable block incorporating two loose boxes
All weather manège | Paddock | Woodland | Pond

In all about 6.95 acres (2.81 hectares)

Situation

Plush Manor is situated in a wonderfully peaceful rural setting just outside the tiny village of Plush, which nestles at the head of a side valley off the Piddle Valley. The village is accessed via a narrow, no-through country lane passing through an unspoilt and beautiful stretch of countryside, criss-crossed by a network of bridleways and tracks for walking, riding and countryside pursuits. The world renowned Jurassic Coast is also just over half an hour away by car.

The village is a small but thriving community with an award winning, thatched pub (The Brace of Pheasants), whilst the nearby village of Piddletrenthide has a post office/village shop and primary school and Cerne Abbas has a GP surgery. Dorchester and Sherborne are both close enough for wider requirements including dental and veterinary surgeries.

Sherborne also has a regular train service to Waterloo taking 2 hours 10 minutes and there are airports at Bournemouth, Bristol and Exeter.

The wider local area also has a wide choice of schools for children of all ages from both the independent and state sectors. Schools within a reasonable driving distance from the former include Sunninghill, Milton Abbey, Leweston, Knighton House, Hanford, Bryanston and the Sherborne schools.



Plush Manor

It is not difficult to see why Plush Manor’s setting was chosen as the site for the house. Positioned beyond the edge of the village and screened by a thick belt of mature broadleaf trees, the house sits at the head of a beautiful chalk and greensand valley within a natural amphitheatre of lush, steep sided hillsides that drain into the Piddle Valley about a mile to the west.

The house sits in nearly seven acres of exquisite, mature grounds. These combine with the surrounding hillsides to create a blissful haven of undisturbed peace and tranquillity, within arguably some of the best countryside in the West Country. Indeed, it inspired Thomas Hardy to use the parish as the basis for the fictional parish of Flintcomb-Ash in his novel “Tess of the d’Urville’s” and it continues to enchant to the present day.



The house has been the much-loved home of the current owners for nearly 40 years, during which it has hosted classical music festivals over 23 years and has also been used as a commercial wedding venue. In all, the property encompasses eleven double bedrooms including two in the combined cottage/garage behind the main house. Dating from the late 18th century when it was built as a rectory, with two wings added later during the Edwardian era, the house forms a T-shape with bedrooms “separated” in three wings that incorporate a self-contained first floor flat within one wing. As such it presents many combinations of use including multi-generational living plus live-in domestic staff and/or a nanny.

The house encapsulates all the elegance and grace of the mid-Georgian period of English architecture. It has two storeys with a rendered and painted exterior with tall, wide sash windows, sheltering under a hipped slate roof. The two later wings and a further extension containing the indoor swimming pool complex reflect the earlier styling giving the appearance of one seamless build.



The grounds have been re-landscaped to remove the approach drive and carriage turning circle at the front of the house. The classic front façade, with its two storey, wide bays, now looks out onto the main area of garden thereby allowing its classic elegance to be enjoyed as one entity with the grounds in fine weather.

The interior has generously sized rooms with tall ceilings and views out over the surrounding grounds and countryside. Original architectural fittings abound including a roof lantern that illuminates the front stairwell, staircase and the elliptical vaulted and plastered ceiling above, intricate moulded coving, wide window seats, working shutters and several fireplaces on both floors.

The front of the house faces south west and the interior is laid out in a four-square arrangement around a central reception hall. At some point the hall has been opened out into one of the original, adjacent reception rooms to create a fantastic room for large scale entertaining. Five of the six reception rooms and the indoor pool complex look out onto the full expanse of the garden. The gorgeous kitchen/breakfast room, which is floored with massive Blue Lias flagstones, its attendant scullery and laundry room are grouped around the eastern corner of the house with easy access to the rear hall and outside as well as the rest of the house.

Upstairs there is a long, central landing that mirrors the hallways below, with two further landings branching out, one on each side. The first leads to the principal bedroom suite that includes an en suite dressing room and separate, en suite bathroom. The second leads to the guest bedroom suite that includes bathrooms a walk-through lobby and an en suite bathroom. Both suites have broad bay windows with fantastic, far-reaching views. Six of the remaining bedrooms share use of the two family, whilst the sole remaining bedrooms forms part of a self-contained flat at the rear of the house with its own door to the parking area and garden.



FLOOR PLAN

Approximate Gross Internal Floor Area
Main House 826 sq m/8,894 sq ft
Attic Storage 172 sq m/1,848 sq ft
Summer House 7 sq m/77 sq ft
Cottages 89 sq m/962 sq ft
Cottage Gardens 30 sq m/326 sq ft
Stables & Stores 156 sq m/1,682 sq ft
Total Area 1,281 sq m/13,789 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.

INDOOR SWIMMING POOL



Outside

The main house is surrounded by landscaped garden and grounds of just under seven acres, which afford a high degree of privacy. Although the basic landscaping predates the current owners, the grounds have been completely transformed over the past 40 years and are testament to the love and care that has been lavished upon them. The formal parts of the garden extend out from the south western and south eastern sides of the house. They consist of a series of sweeping lawns, trimmed with mature, majestic Beech trees and deep, richly planted borders in places. The lawns that fall gently away from the house and are separated from one another by tall hedges of clipped Yew. Immediately behind the house with access from the kitchen and the drawing room is a charming courtyard garden incorporating a covered dining area and at the far end of the furthest lawn is an enchanting, stone-built summerhouse.



The driveway entrance to the house is approached off a quiet, no-through lane lined with thatched cottages. Passing through tall, stone gate piers and wrought iron gates, the driveway sweeps around through mature, broadleaf woodland containing a pond with an island, to a good sized parking area behind the house. Arranged around two sides of the parking area are access to the main house's everyday entrance, the flat and the garage block that combines of a two-storey cottage with two double bedrooms along with two single garages. Off to one side of the parking area is a contemporary, timber-clad stable block containing two loose boxes. Alongside the stable block on one side is an all-weather manège and a bank of photovoltaic panels. Beyond the manège and adjacent to it is a hard tennis court, which now requires resurfacing. Access to the property's sloping paddock, which is bound by post and rail fencing, is on the other side of the stable block from where there is a fantastic, far-reaching view down to the Piddle Valley.



Property Information

Services

Mains water & electricity. Private drainage (septic tank). Oil-fired central heating. Photovoltaic panels.

Tenure

Freehold

Local Authority

Dorset Council (www.dorsetcouncil.gov.uk)

Council Tax

Band H

Viewings

All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP

Directions

Postcode: DT2 7RJ / What3Words: ///remake.frown.tanks

Travel south from Alton Pancras on the B3143 towards Piddletrenthide. From the southern edge of Alton Pancras drive south for one and a half miles and then turn left up a short, steep and narrow lane, immediately after passing The Poachers Inn. At the top of the access lane turn left. You are now on the lane to Plush but it is not marked. Continue for about one and three quarter miles to Plush. The driveway entrance to the property will be found on the right, 100 yards after passing The Brace of Pheasants. Continue up the drive bearing left behind the house and park in front of the garage block.





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