



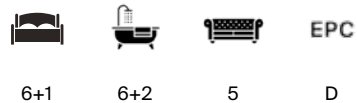
THE GRANGE

Marnhull, Sturminster Newton, Dorset



A BEAUTIFULLY PRESENTED PERIOD HOUSE

SET IN 2.74 ACRES OF PRIVATE GROUNDS ON THE EDGE OF A
POPULAR DORSET VILLAGE WITHIN A CONSERVATION AREA



Local Authority: Dorset Council (www.dorsetcouncil.gov.uk)

Council Tax: Band G

Tenure: Freehold

Services: Mains water, electricity, drainage & gas. Gas-fired central heating & AGA

Postcode: DT10 1PS | What3Words: ///relief.drones.elbowing

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



LOCATION

The Grange is situated on the edge of the village of Marnhull, which has an active community with excellent amenities including post office, village hall, two primary schools, GP surgery/pharmacy, garage, two pubs and two local shops, selling local produce. Most daily needs can be met in the nearby towns of Sturminster Newton, Gillingham and Shaftesbury, with Sherborne only 20 minutes away. There are direct rail services from Gillingham to Waterloo(2 hours) and from Castle Cary to Paddington(90 minutes), with Bristol, Bournemouth and Exeter airports all within reasonable driving distance. Dorset is renowned for its wide choice of excellent schools - both state and independent. Gillingham School for secondary education is highly regarded attracting many privately educated Sixth Form students and there are many independent schools nearby. Those within a 10-mile radius inc. Port Regis, Clayesmore, Hanford, Sherborne boys/girls, Knighton House, Leweston, Sandroyd and Bryanston.









AN IMPRESSIVE AND FULLY REFURBISHED FAMILY HOME

Ground Floor: Reception hall | Drawing room | Dining room | Study | Kitchen /breakfast room | Cloakroom | Larder | Laundry room | Boot room/Dog Room | Service courtyard | Cellar

First Floor: Principal bedroom suite with en suite dressing room (Bedroom2) & en suite bath & shower room | Double bedroom3 with en suite shower room | Double bedroom4 with en suite bath & shower room | Double bedroom5 with adjacent bath & shower room

Second Attic Floor: Childrens Den/playroom | Two further double bedrooms with adjacent bathrooms | Large attic store

One Bedroom Annexe, Self-contained with living room, kitchen & bathroom. Own entrance and parking

Outside: Front & rear parking areas | Attached double garage | Garden | Heated swimming pool with adjacent pool house/officeHard tennis/pickle ball court | Treehouse | Orchard | Kitchen garden with garden store | Wildflower meadow







THE PROPERTY

Built of local sandstone with distinctive Ham stone dressings, The Grange has three storeys, a suite of attic rooms and a cellar beneath the kitchen. It has been the current owner's family home for the past 15 years and over that period has been completely transformed to an extremely high standard. Today it is an enchanting, comfortable home with a wonderfully light and airy feel throughout. All the rooms are well proportioned and generously sized, with the two main reception rooms, the kitchen/breakfast room and five of the house's six double bedrooms facing south west, and views over the grounds to the surrounding countryside. The interior has several fine fireplaces, impressive joinery, moulded coving and window seats, along with spectacular stone and timber flooring, a mass of fitted wardrobes and cupboards and a superb kitchen fitted with handmade, painted timber units and a four-oven AGA. Upstairs there are four double bedrooms on the first floor and two in the attic. All the bedrooms have their own en suite or adjacent bath/shower room and the main bedroom also has an en suite dressing room/occasional bedroom.







OUTSIDE

The gardens and grounds total just under 2.75 acres, extending on three sides of the house and backing onto unspoilt countryside, ensuring exceptional privacy. Designed by the current owner, a broad terrace with a fountained lily pond spans the rear of the property and creates an excellent setting for entertaining. Stone steps rise to a large, level lawn encircled by a series of “garden rooms,” which include a heated swimming pool with pool house/office within a crab apple orchard. The office can also be accessed via a separate entrance to the main front door. Other features are an arboretum of specimen trees, a wildflower meadow, an apple orchard, a tennis/pickleball court, a hornbeam avenue, a kitchen garden with store and raised beds, a cedar stand with a tree house, and mature willows marking the far boundary.





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



Approximate Gross Internal Area
 Main House = 590 sq m / 6,350 sq ft
 The Blue Studio = 54 sq m / 592 sq ft
 Pool House = 26 sq m / 279 sq ft
 Garage = 31 sq m / 333 sq ft
 Total Area = 701 sq m / 7,554 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Simon Barker MRICS

01935 812236

simon.barker@knightfrank.com

Knight Frank Dorset and South Somerset

First Floor, 5 Hound Street, Sherborne, DT9 3AB

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated December 2025 Photographs and videos dated July 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term "partner" to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



Knight
Frank

