

MANSTON HOUSE.
Sturminster Newton, Dorset



SUMMARY.

Ground Floor:

Hall | Kitchen | Breakfast Room | Dining Room | Drawing Room | Library | Study
Office | Laundry | Boot Room

First Floor:

Master Bedroom | En-suite Bathroom | Dressing Room | 5 Further Bedrooms
with en-suite Bathrooms

Second Floor:

3 Bedrooms | 2 Bathrooms

Ancillary Accommodation:

2 Bedroom Lodge Cottage

Gardens and Grounds:

Landscaped Gardens | Mature Trees | Garage | Outbuildings | Stables | Tennis
Court, Approx 51.87 acres



An outstanding country house immaculately restored in an idyllic setting.



GEORGIAN GRACE AND OUR FAVOURITE.

Manston House is set in the heart of North Dorset within the triangle of Shaftesbury, Sturminster Newton and Blandford Forum. It enjoys splendid views over unspoilt farmland with the River Stour forming part of the western boundary. Manston is a small hamlet close to the neighbouring village of Child Okeford.

Manston House is everyone's idea of an English country house. Houses from the Georgian era are widely celebrated as the epitome of style and elegance, this Grade II listed house

is perfectly proportioned with living accommodation arranged around a magnificent reception hall.

Recently the subject of a complete restoration project by the renowned country house builders R Moulding Co, the house retains its late 17th century qualities including many period fireplaces, window shutters and cornicing but with the 21st-century conveniences and comforts including underfloor heating throughout and is therefore presented in immaculate condition.





• An English Country garden.



• Light and volume define Manston.



IMMACULATELY RESTORED.

The large and welcoming hallway is flooded with light from a galleried landing and sets the perfect model layout of the house, ideal for a family. In addition to the elegant drawing room and large dining room, there is a library and family room along with a home office.

The principal bedrooms on the first floor are all supremely comfortable, each having their own en-suite bathroom and

the master bedroom naturally having a separate dressing room. On the second floor there are three further family bedrooms one of which is used as a music room and two bathrooms.

This peaceful haven, free from any modern disturbances is nonetheless surprisingly accessible to a number of major West Country towns and cities as well as London by train and road.





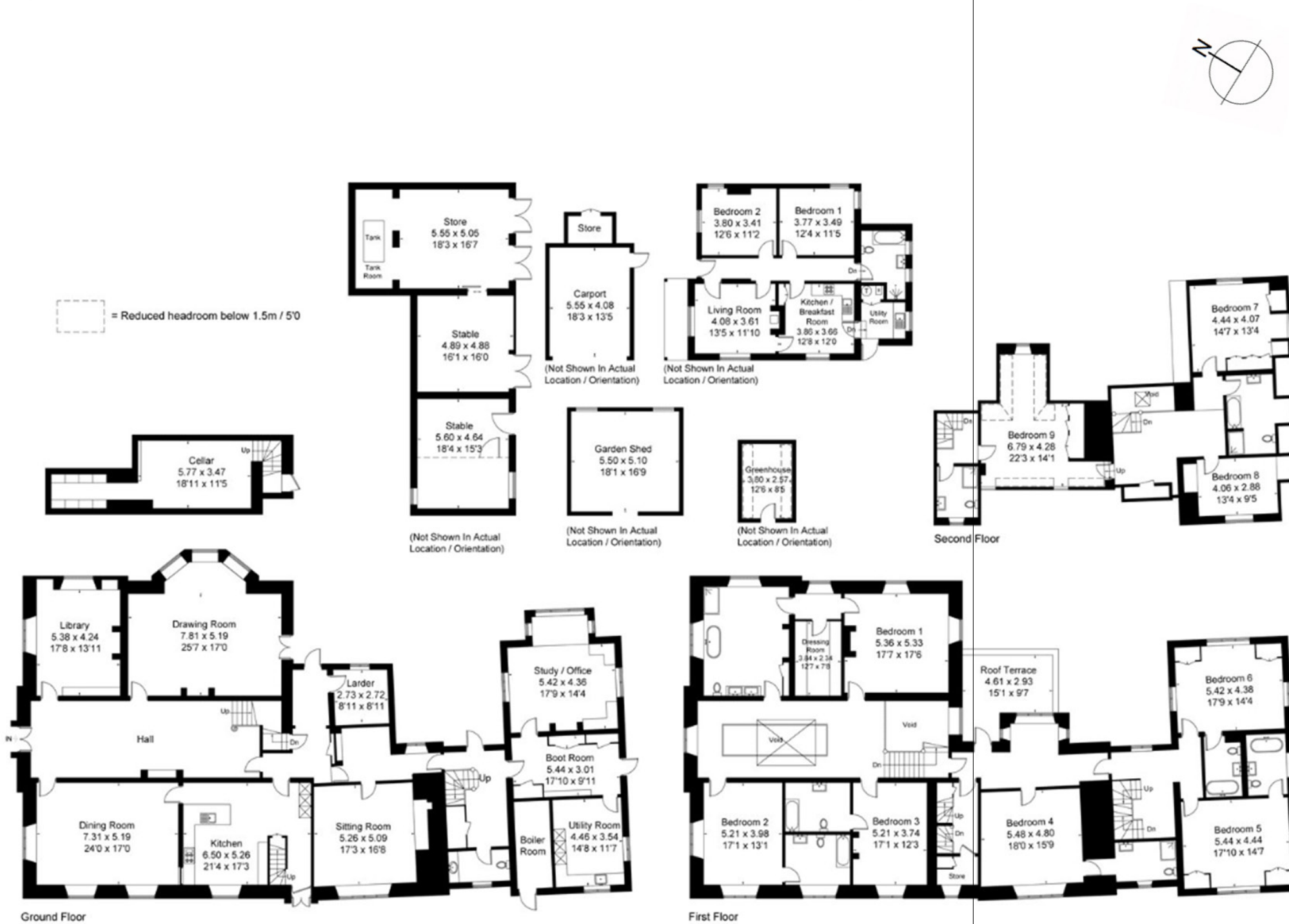


OUR GLORIOUS ENGLISH GARDENS.

As with the house, the grounds have also been transformed under the current owners careful guidance. New park railings have been installed which gives an immaculate appearance to the property. The gravel drive and paths lead to landscaped gardens with mature planting. There is a range of outbuildings suitable to a house of this stature. The fine parish church for which there is no chancel obligation and a privately owned mausoleum are located within the grounds. A tennis court is of course part of the fun at Manston.







Manston House

Gross Internal Area Approx: 809.6 sq m / 8714 sq ft

Cellar: 32 sq m / 344 sq ft
 Outbuildings excluding Garden Shed / Carport):
 187.2 sq m / 2015 sq ft

Total Area: 1028.8 sq m / 11073 sq ft

Not to scale. For identification purposes only.



AN IDYLIC SETTING.

Sturminster Newton 2.6 miles | Shaftesbury 6 miles | Blandford Forum 8.9 miles | Gillingham 8.2 miles | London Waterloo from 1hr 53 mins
Sherborne 15.7 miles

Distances and time approximate

Manston itself is a small hamlet but amenities including a shop, two pubs, a primary school and a doctor's surgery can be found in the nearby village of Child Okeford. The market town of Sturminster Newton also offers various local facilities.

In addition, Manston House is well located for access to Shaftesbury, Blandford Forum and Sherborne and slightly further afield, the Cathedral City of Salisbury offers a wealth of restaurants, shops and cultural activities. There are mainline stations at Gillingham and Salisbury with a direct rail service to London Waterloo and the

A303 offers a fast road link to London and the South East.

The area is particularly well served by a number of well-regarded preparatory and public schools. These include Sandroyd, Port Regis, Hanford, Knighton House, St Mary's Shaftesbury, Bryanston, Clayesmore, Canford and the Sherborne Schools.

Sporting opportunities in the area include horseracing at Salisbury and Wincanton, golf at Rushmore and Sherborne, hunting with the Portman and Blackmore Vale and watersports along the Dorset coast.

Services: Mains Water Supply, Private Drainage, Oil Fired Central Heating, EPC Rating Main House Exempt, Lodge House F.

Fixtures and Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments are specifically excluded but may be available by separate negotiation.

Local Authorities: Dorset Council. Tel 01305 221000

What3Words: ensemble.hops.mallets

Postcode: DT10 1EX

Viewings: All viewings must be made strictly by appointment only through the vendor's agents.



Important Notice

Blue Book are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Blue Book have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Photographs taken in 2023. Particulars produced in March 2023. Capture Property 01225 667287.



Lindsay Cuthill 07967 555545
lindsay@bluebookagency.com