



Blue Book.

STANBRIDGE MILL
Gussage All Saints, Dorset



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Preview:

Accommodation:

Reception Hall | Kitchen | Dining Room | Breakfast Room | China Room | Snug | Mill Room | Cloak Room | Boot Room | Boiler Room | Laundry Room | WC

Principal Bedroom with Dressing Room and Ensuite Bathroom | Drawing Room | Second Bedroom with Ensuite Bathroom | Further Bedroom | Family Bathroom

Outbuildings:

Guest Cottage

Hall | Kitchen | Two Bedrooms with Ensuite Bathrooms | Two Further Bedrooms | Shower Room

Keepers Cottage

Lobby | Kitchen/Breakfast Room | Dining Room | Sitting Room | WC | Two Bedrooms | Bathroom | Storage

Courtyard Cottage

Kitchen | Living Room | Dining Room | Store | Three Bedrooms | Bathroom

Pool House

Atrium | Kitchen | Wet Room | Changing Room | Sauna | WC

Library

Library | Reading Room | WC | Kitchen | Study | Guest Bedroom with Bathroom | Separate WC | Wine Cellar | Plant Room

Swimming Pool | Garage/Workshop | Second Garage | Carport | Oil Tanks | Potting Shed | Biomass Hopper and Plant Room | Two Greenhouse

Garden and Grounds:

Approximately 52.28 acres of garden and grounds

For sale Freehold:

Gross Internal Area (Approx.)

Main House = 538 sq m / 5,790 sq ft

Guest Cottage = 143 sq m / 1,539 sq ft

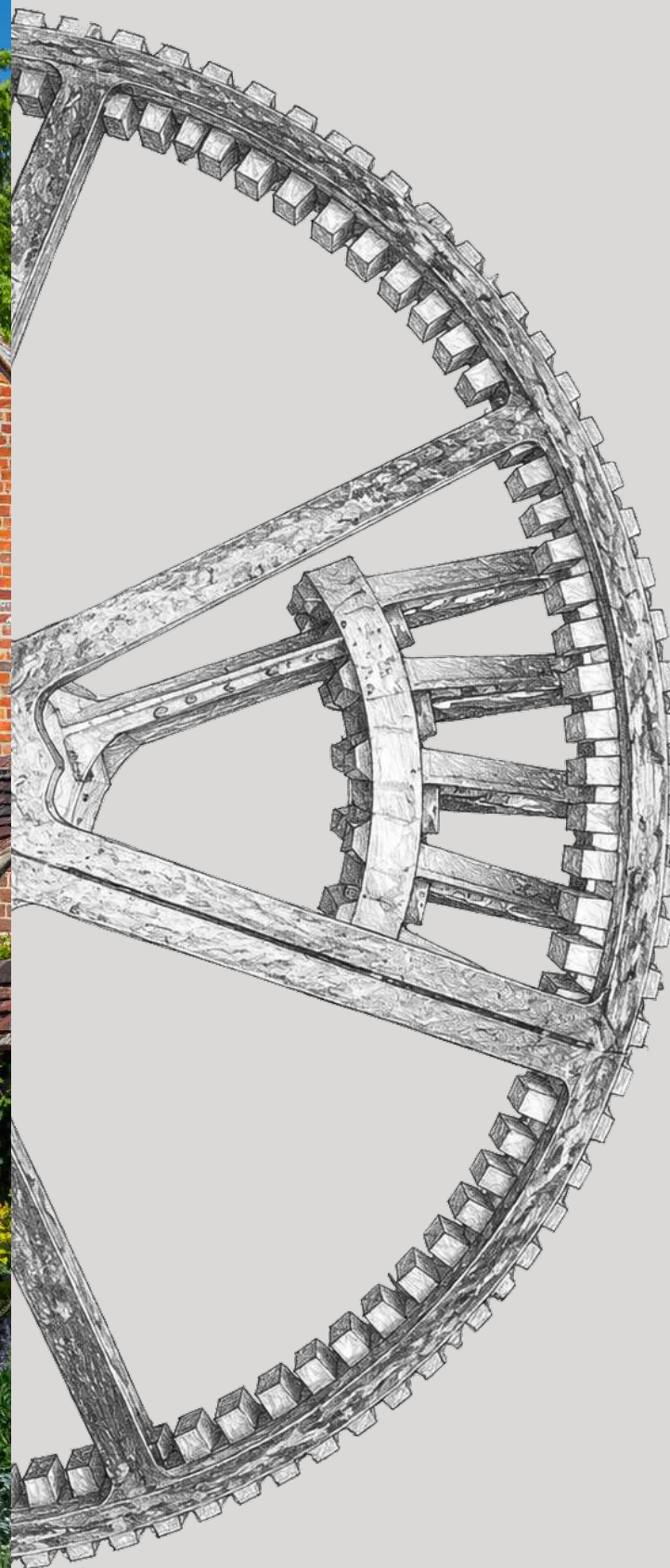
House Keepers Cottage = 146 sq m / 1,571 sq ft

Gardeners Cottage = 106 sq m / 1,140 sq ft

Outbuildings = 414 sq m / 4,456 sq ft

Garages and Carport = 212 sq m / 2,281 sq ft

Outdoor Swimming Pool = 42 sq m / 452 sq ft



WHY WE LOVE STANBRIDGE MILL

Stanbridge Mill is one of those rare houses that captures the imagination from the moment you arrive. Set beside the crystal-clear waters of the River Allen, one of England's most celebrated chalk streams, the house occupies an idyllic position within some of Dorset's most beautiful countryside. The gentle movement of water is ever-present, creating a remarkable sense of peace and serenity.

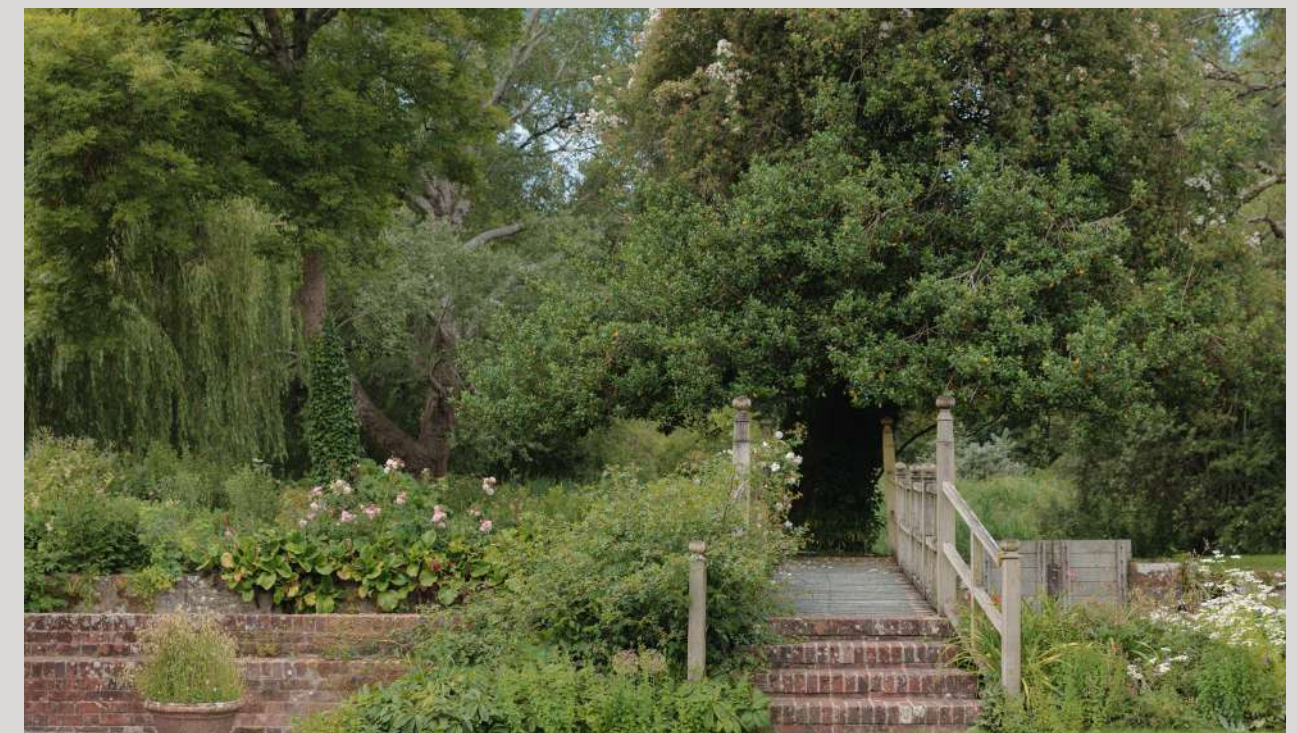
The river forms the very heart of the property. From the house, gardens and grounds, the constant presence of flowing water provides both a visual focal point and a soundtrack to daily life. With over 1,000 yards of double-bank fishing, the River Allen is renowned for its wild brown trout and is widely regarded as one of the country's most beautiful chalk streams.

Yet Stanbridge Mill is defined by far more than its river frontage. The beautifully designed gardens, created by the celebrated landscape designer Arabella Lennox-Boyd, are among the finest private gardens in Dorset, combining formal structure, mature planting, woodland, water meadows and parkland in a setting of extraordinary beauty and tranquillity.

Beyond its enchanting setting, Stanbridge Mill is an exceptional and deeply established country estate. The combination of an enchanting mill house, award-winning ancillary buildings, charming cottages, beautifully conceived gardens and productive grounds creates something genuinely rare. Beautifully private yet remarkably accessible, it offers the increasingly elusive combination of architectural charm, natural beauty and complete tranquillity. Most importantly, it is a house to be enjoyed rather than created - a place that has been thoughtfully evolved over generations and is now presented with impeccable taste and an effortlessly eclectic style.

THE HOUSE

Occupying a magical position beside the River Allen, Stanbridge Mill is a wonderfully atmospheric Grade II listed mill house, constructed of pretty brick beneath a clay tiled roof. Over generations it has evolved into an elegant and deeply characterful family home, where the surrounding landscape feels intrinsically connected to the house itself. The water, mature planting and changing seasonal colour provide an ever-present backdrop.







Rich oak panelling lending warmth, depth and a strong sense of history.

stankbridge mill

The house unfolds through a series of beautifully proportioned rooms, each possessing its own distinct character. The wide reception hall immediately sets the tone, with rich oak panelling lending warmth, depth and a strong sense of history. This theme continues into the snug, a wonderfully intimate room where the panelling conceals both a discreet doorway and a viewing point overlooking the working mill wheel and flowing water beneath the house - a charming reminder of the property's origins.









stankbridge mill

At its heart is the magnificent drawing room, a spectacular space with soaring vaulted ceilings, exposed timbers and far-reaching views across the exquisite gardens, river and rolling countryside beyond.

Large windows and balcony wrap around the room, filling it with natural light and

drawing the outside in. One could easily imagine a pair of binoculars, ready to observe the rich birdlife and wildlife.

From the drawing room stairs descend out onto the garden and the adjoining landing has a bar area containing two fridges, a freezer and a store cupboard all cleverly concealed behind wood panelling.



Large windows and balcony wrap around the room, drawing the outside in.







Similarly noteworthy is the dining room, which is elevated above the surrounding ground level and enjoys a partly vaulted ceiling that creates a wonderful sense of volume. Floor-to-ceiling windows frame beautiful views of the River Allen, which passes beneath the room itself, creating a unique connection between architecture and water.



Floor to ceiling windows
frame beautiful views of
the River allen



stankbridge mill

The kitchen, China room and breakfast room provide a more informal sequence of open-plan yet comfortably defined spaces, ideally suited to modern family living. They enjoy direct access to the gardens, making them well suited to summer entertaining,

whilst attractive views down one of the River Allen's tributaries reinforce the house's close connection to water. Essential for country life, there is a well-appointed boot room, laundry room and cloakroom.

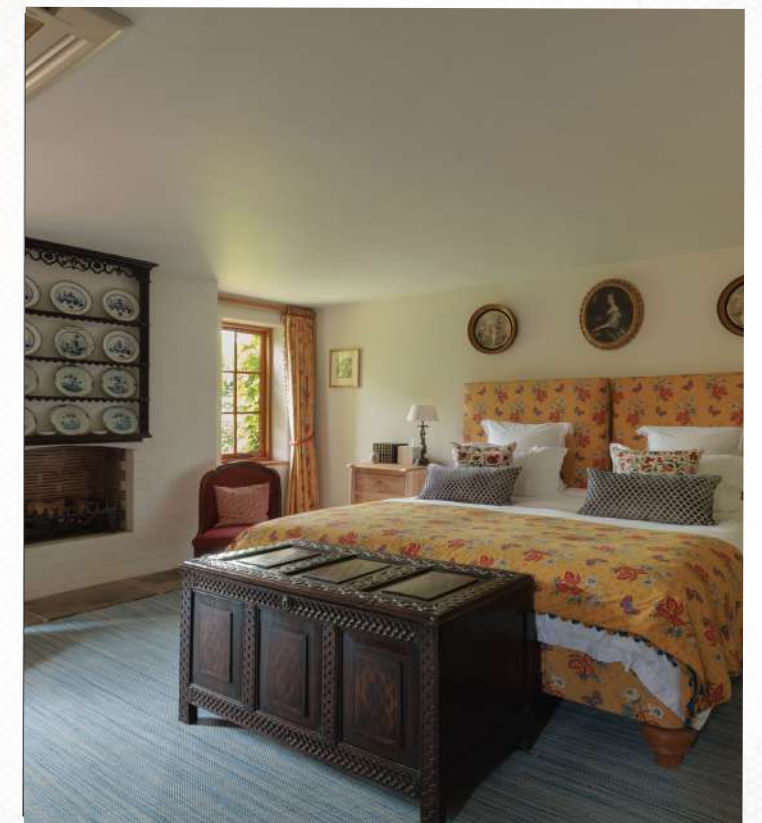
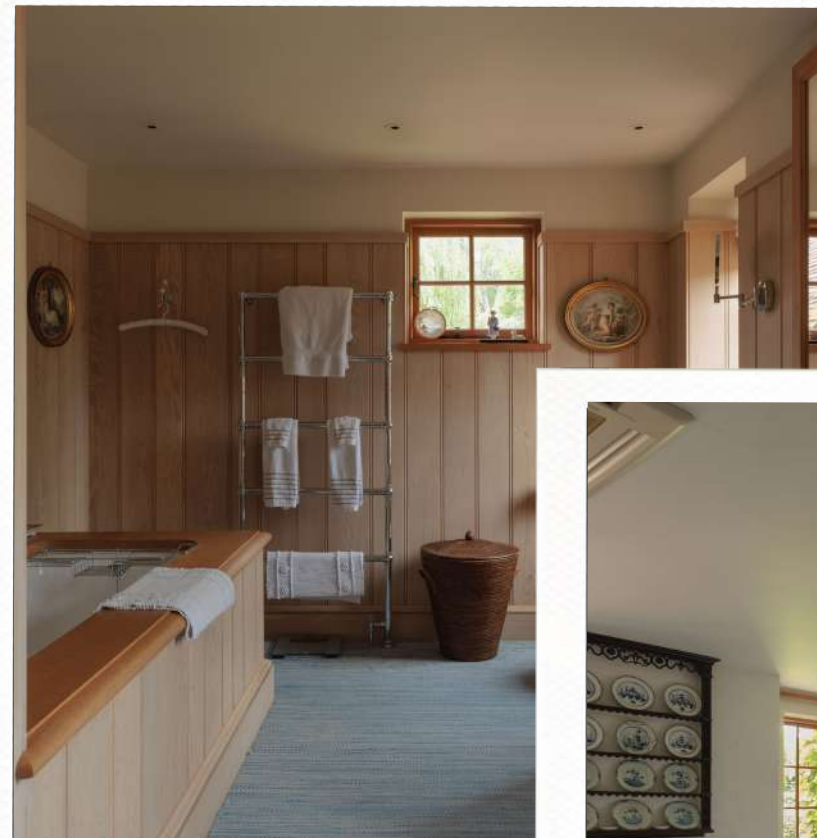






stankbridge mill

The principal bedroom with adjoining dressing room and bathroom occupies a particularly peaceful position overlooking the gardens, while further bedrooms and bathrooms are arranged across the first and second floors. In keeping with the rest of the house, each combines an individual sense of style with exceptional craftsmanship. From elegant joinery to the wood-panelled principal bathroom and marble finishes, excellence is evident throughout.



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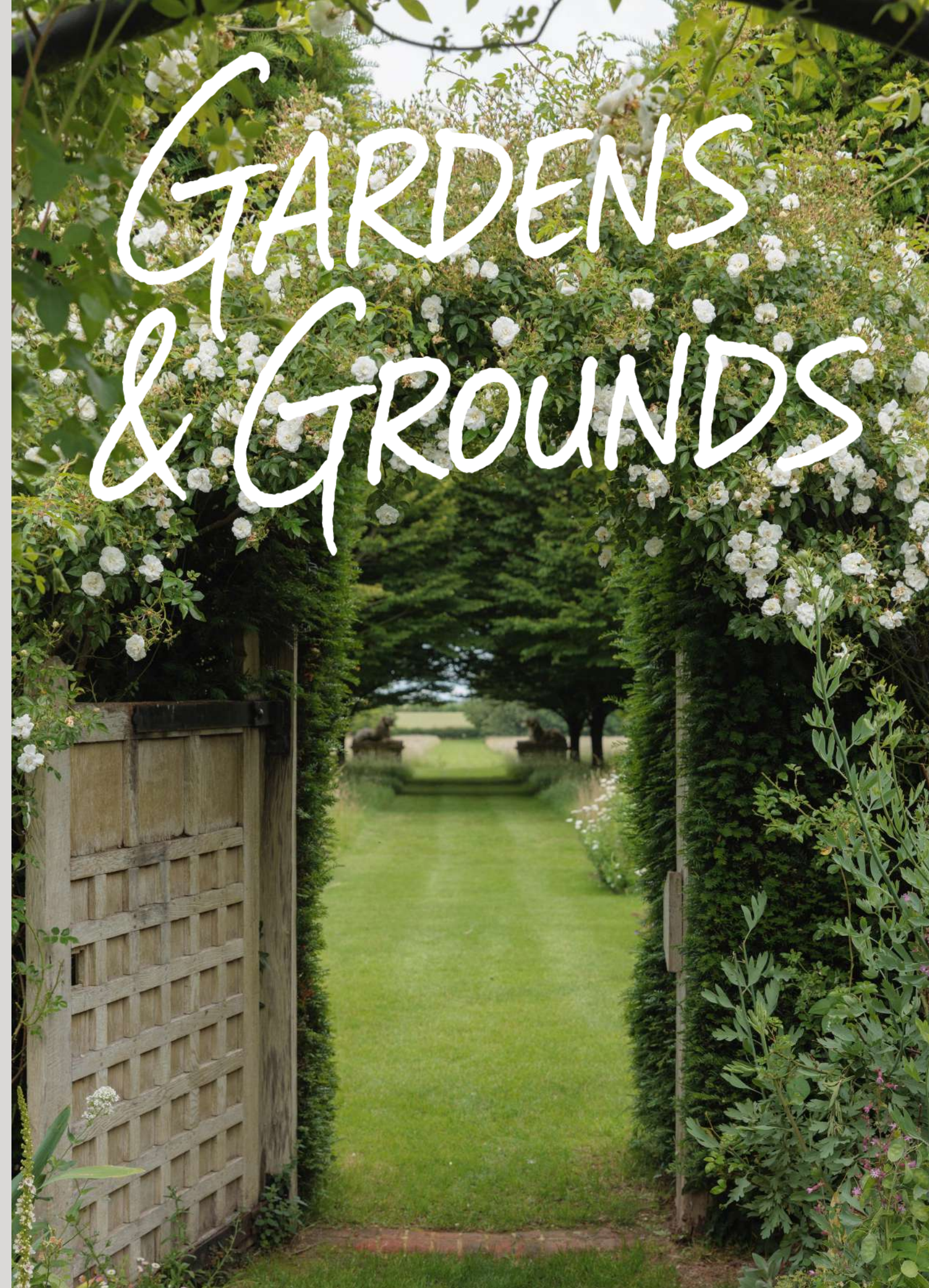


The gardens and grounds are among the defining features of Stanbridge Mill and have evolved into a landscape of exceptional beauty, maturity and horticultural distinction.

Designed by the internationally acclaimed Arabella Lennox-Boyd, the gardens possess a rare sense of structure and permanence whilst remaining entirely sympathetic to their natural surroundings. Approached through electric gates, a long tree-lined

drive passes through attractive parkland before arriving at the house.

Around the mill, wisteria drapes across the facade, whilst magnolia, cherry trees and richly planted herbaceous borders soften the architecture and provide colour throughout the seasons. A magnificent weeping willow sweeps gracefully towards the River Allen, perfectly framing one of the kitchen's prettiest views.



GARDENS & GROUNDS







Beyond the formal gardens, the landscape opens into a remarkable sequence of water meadows, woodland and parkland. A beautiful wisteria avenue provides one of the estate's most distinctive features, whilst the surrounding woodland supports an abundance of wildlife and flora.

Hidden within this landscape is a charming, thatched summer house, offering a peaceful retreat for picnics, quiet contemplation or birdwatching.

Water is never far away. Tributaries, mill races and the River Allen itself weave through the estate, creating movement, reflection and a rich habitat for wildlife.

The relationship between house, garden and river feels entirely natural, as though each has evolved alongside the other over centuries.



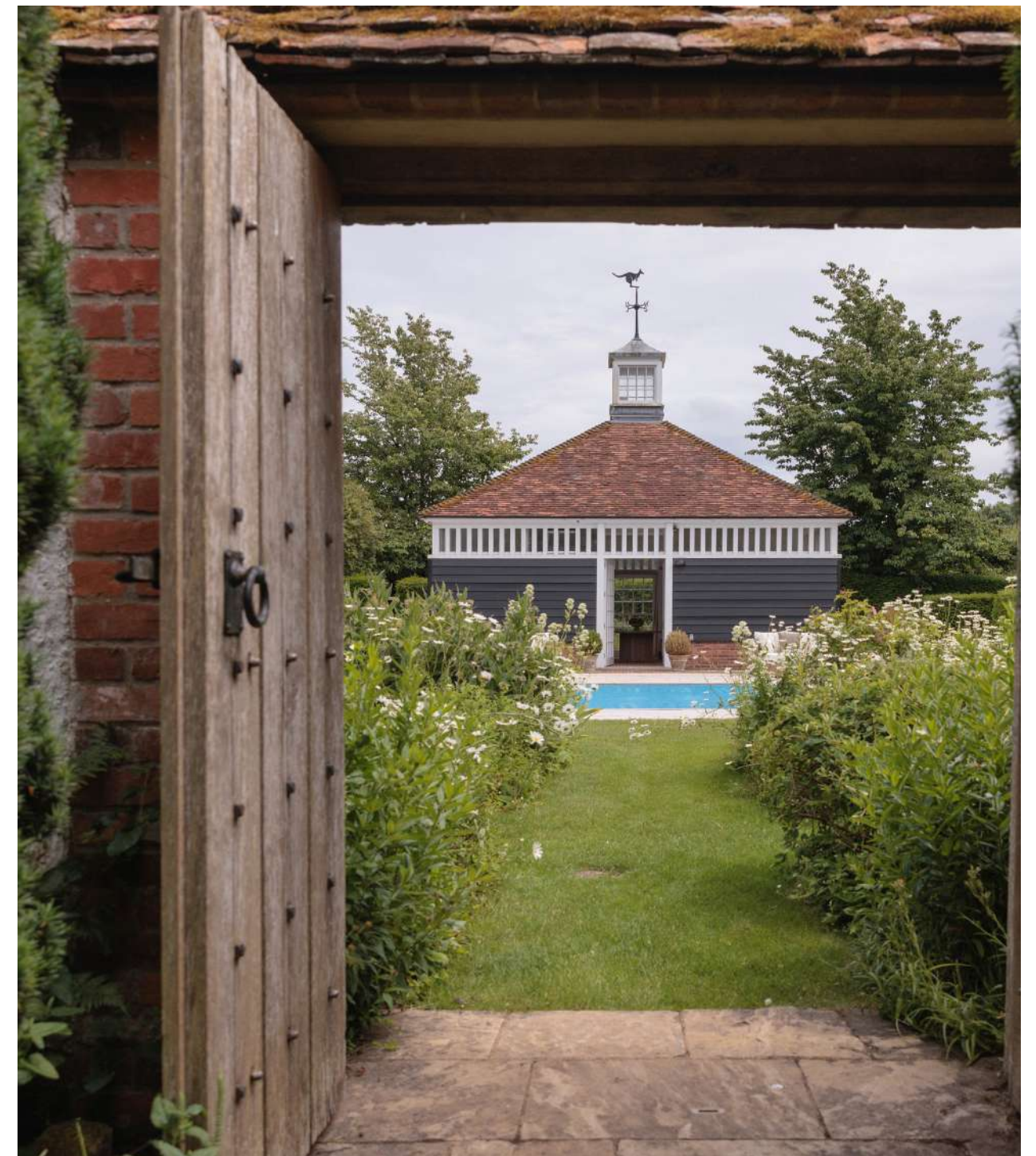
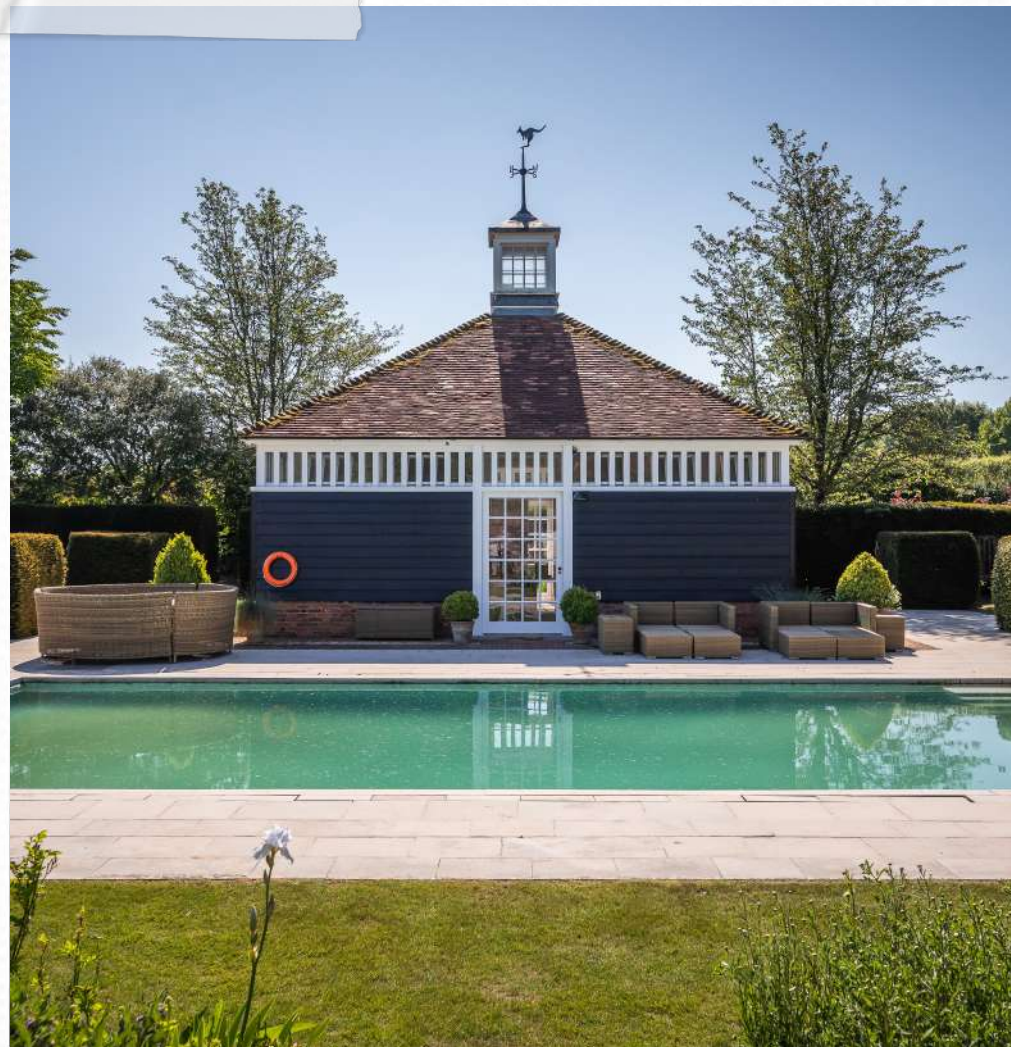
stankbridge mill

The heated outdoor swimming pool and pool house sit comfortably within the landscape, occupying a lovely, secluded position within a mature yew hedge.

Constructed in 1993, the pool house incorporates changing facilities, a kitchen and a marble steam room beneath a domed ceiling.

Approached through a walled garden containing an avenue of pleached lime trees and walls clad with red-flowered ornamental quince and espaliered apples, the setting is further enhanced by a pergola planted with white climbing roses, iris and lavender.

Beyond, productive kitchen gardens, a potting shed and a large, heated greenhouse supply flowers, fruit and vegetables for the house, creating a space that is as practical as it is idyllic.







THE AWARD-WINNING LIBRARY

Among the estate's most remarkable features is the library, an extraordinary building that stands quite apart from anything ordinarily associated with a country house.

Originally a range of agricultural buildings and stables, it has been transformed into a beautifully conceived library and study,

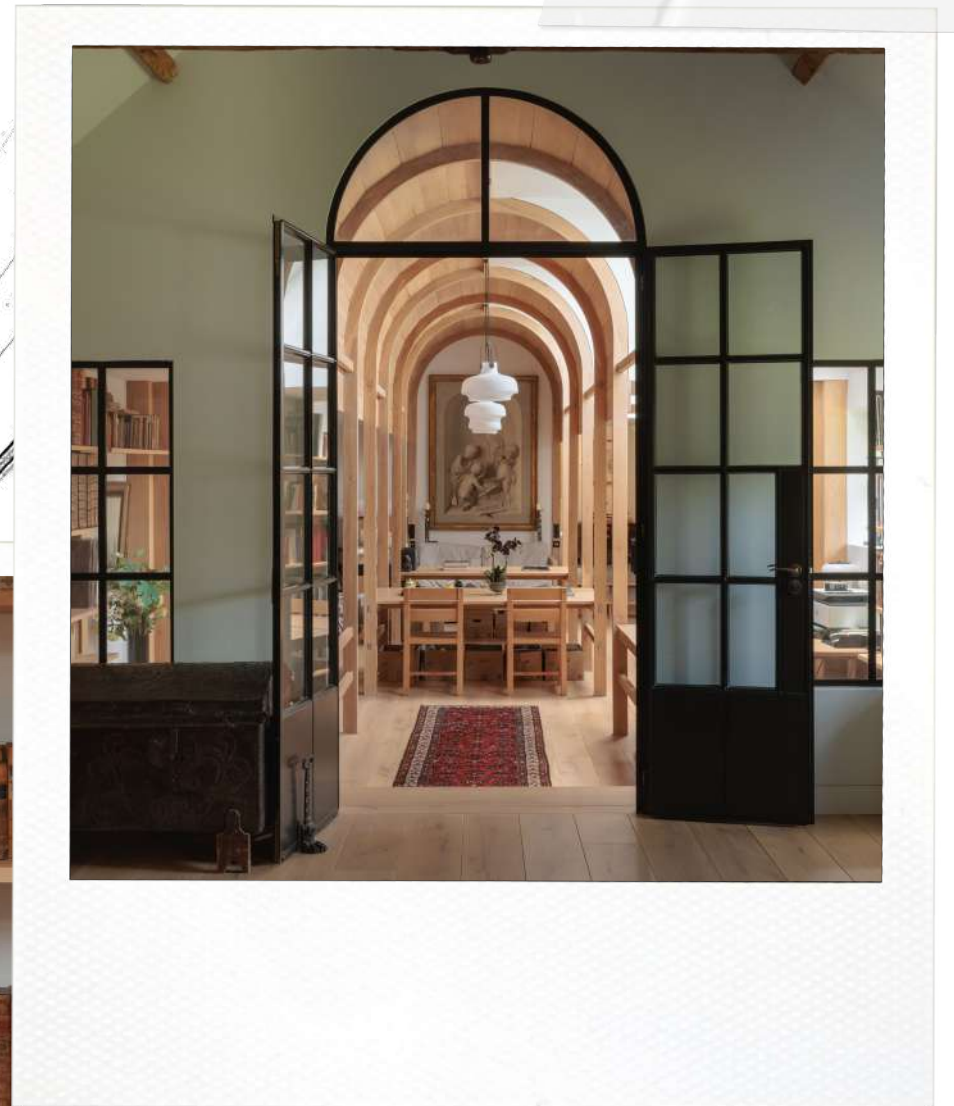
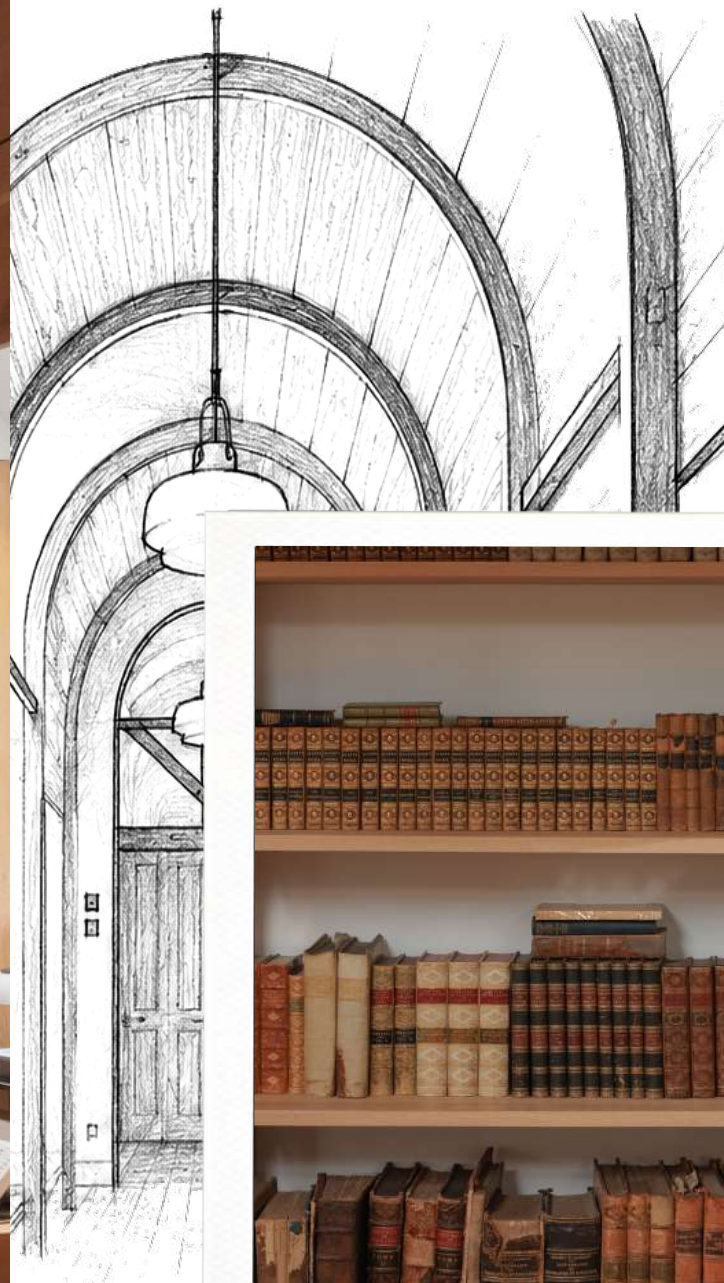
recognised with a RIBA award for its architectural excellence.

The building combines contemporary design with a deep respect for its agricultural origins, resulting in a space that feels both innovative and timeless.

Internally, curved oak framing echoes the original stable partitions, whilst a dramatic vaulted ceiling and carefully considered natural light create a space of immense atmosphere.

Whether used as a library, study, entertaining space, creative retreat or private office,

it is a building that elevates the estate into something altogether more special. Increasingly, buyers seek spaces that allow them to work, think and create away from the principal house. Few properties provide such a compelling solution.



FURTHER ANCILLARY BUILDINGS AND THE COTTAGES

One of Stanbridge Mill's greatest strengths is the remarkable breadth and quality of its ancillary accommodation. Rarely does a country house offer such flexibility whilst preserving the privacy and integrity of the principal residence.

As well as the award-winning library, the estate includes three charming cottages, each providing comfortable and independent accommodation for guests, family members, staff or potential income generation. Together they create a small hamlet within the estate, allowing the property to adapt effortlessly to changing family requirements.





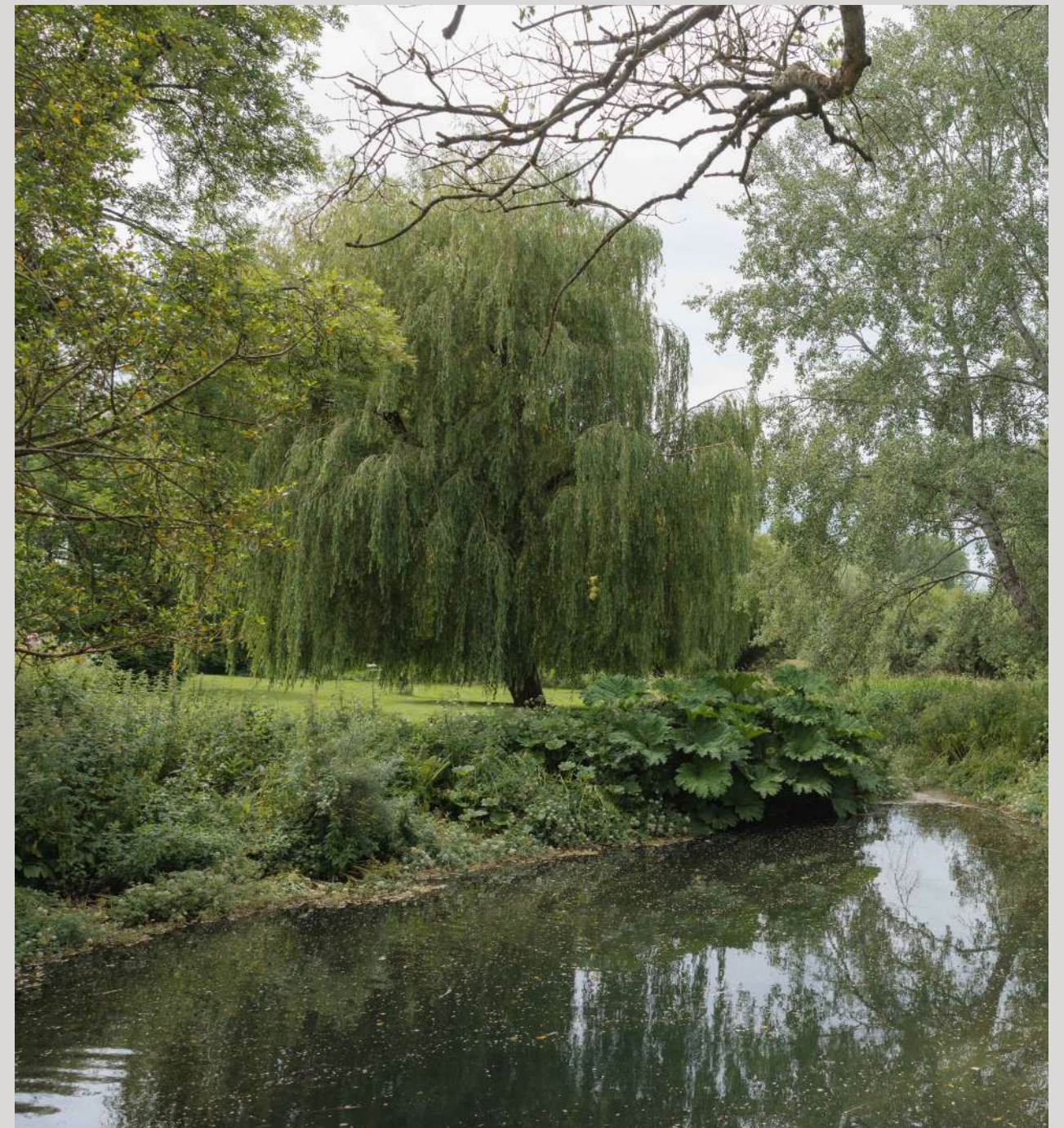
FISHING & SPORTING

For those with a passion for fishing, Stanbridge Mill represents an exceptionally rare opportunity.

The estate enjoys over 1,000 yards of double-bank fishing on the River Allen, one of England's most highly regarded chalk streams. Renowned for its crystal-clear water, abundant wildlife and excellent populations of wild brown trout, the Allen offers fishing of a quality seldom found

outside a handful of celebrated sporting estates.

Beyond the fishing, the surrounding countryside provides outstanding opportunities for riding, walking, cycling and field sports. Cranborne Chase, the New Forest and the wider Dorset landscape offer some of the finest sporting country in southern England.



chapters past

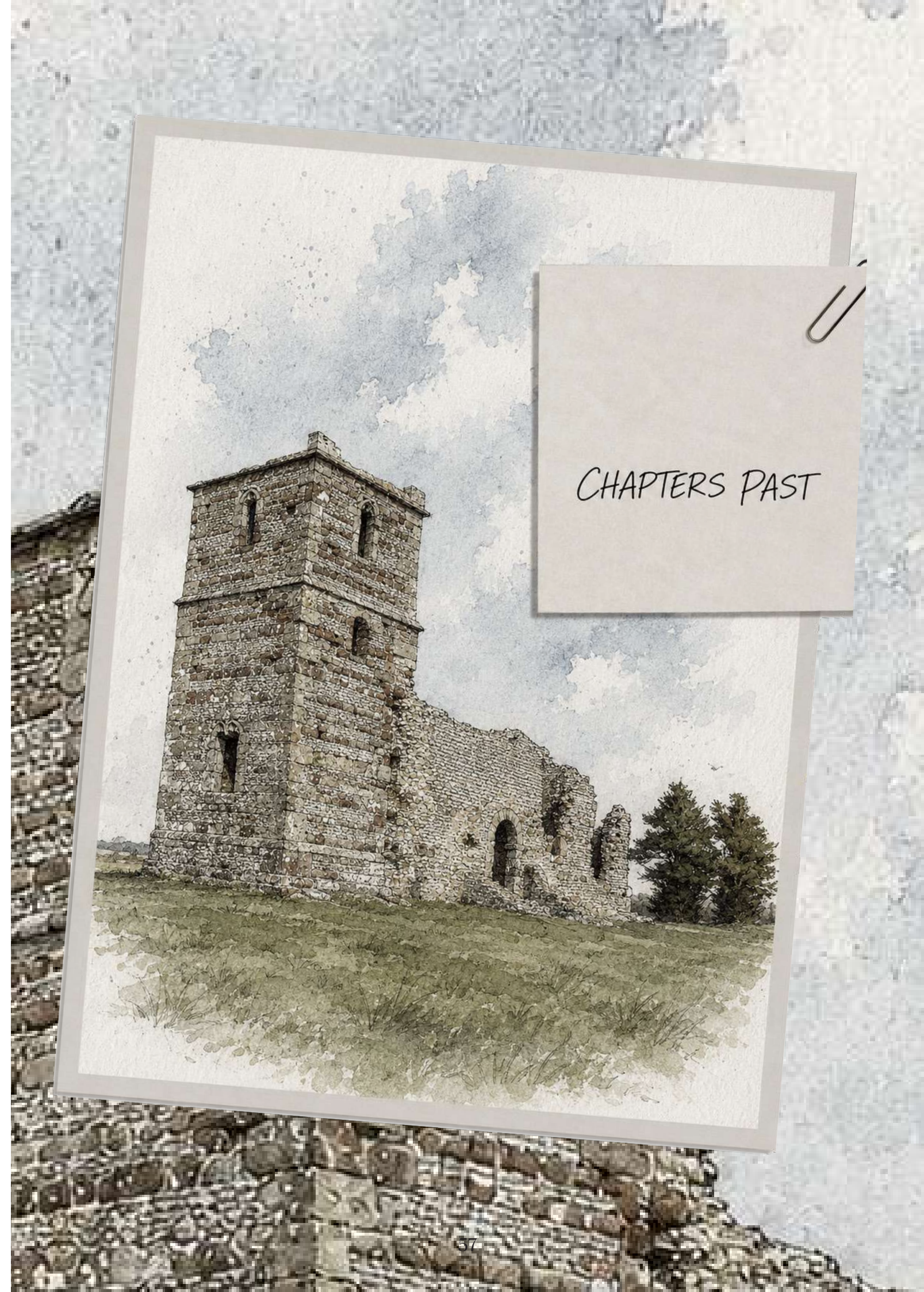
The surrounding landscape is steeped in archaeological heritage, with several ancient monument sites lying close by to the north-east of the mill.

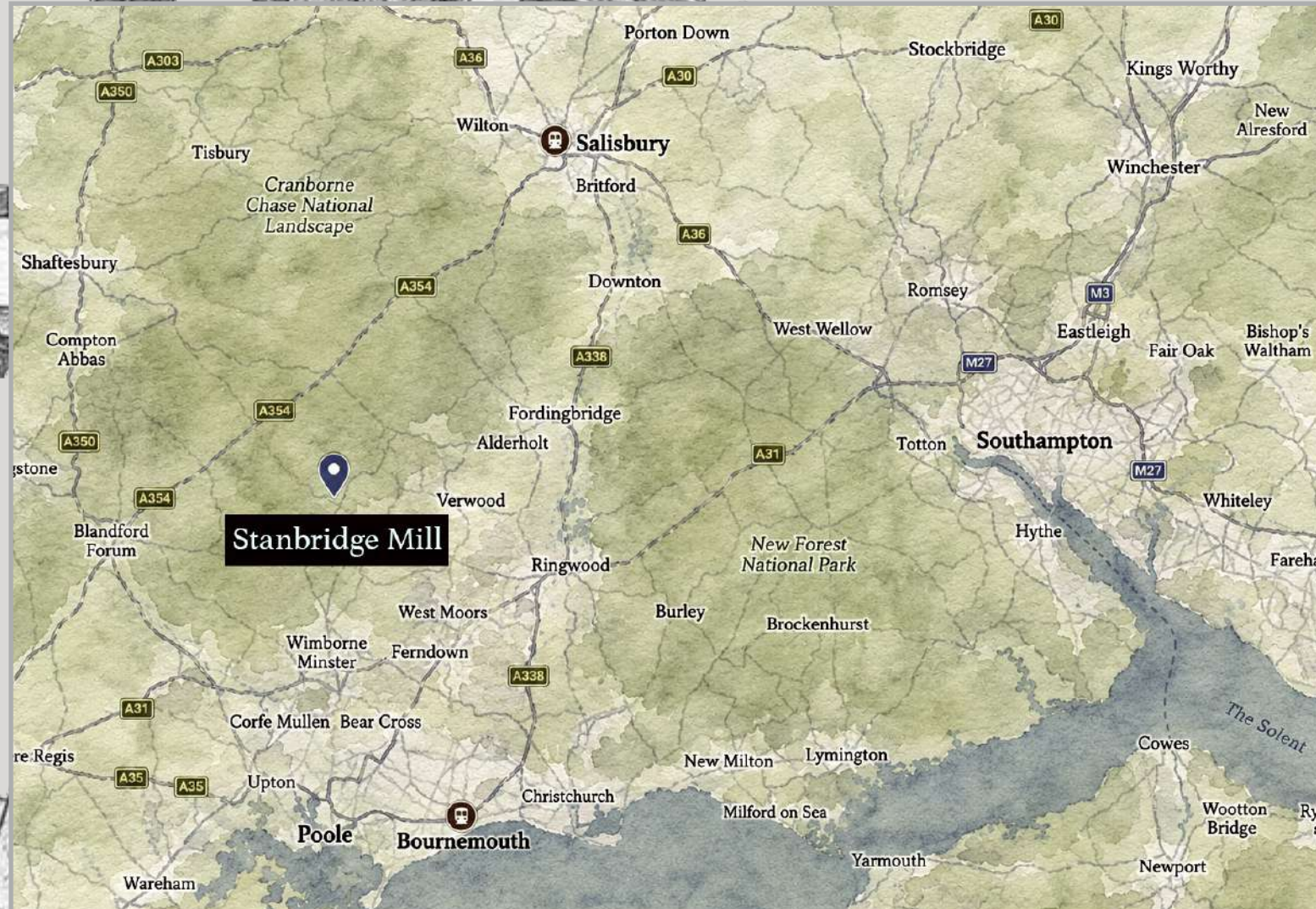
Stanbridge Mill itself is recorded in the Domesday Book as a Saxon crossing place and lies just outside the charmingly named village of Gussage All Saints which takes its name from two Saxon words *gyse*, meaning “water breaking forth”, and *sic*, meaning “watercourse”. The surrounding landscape is steeped in archaeological heritage, with several ancient monument sites lying close by to the north-east of the mill (fortunately not overlapping with the house or its grounds). These include the remarkable and striking 12th-century ruins of Knowlton Church, which stand within a Neolithic henge.

The current mill dates from the late 18th century and was sold at auction at Christie’s in 1791, when the estate comprised meadows, pastureland, a thatched dwelling house, water-powered corn mill and stable. By 1851, it was owned by James Atkins, a farmer and miller who managed 100 acres and employed 14 labourers. His son John took over in 1871, overseeing an expanded

holding of 116 acres. In 1889, he commissioned the reinstatement of the mill’s waterwheel, underlining its continued importance to the farm. Following John Atkins’s death, the mill passed to his son William, but by 1924 it had fallen into disuse and was officially registered as derelict in 1959.

A new chapter began in the 1980s when Stanbridge Mill was converted into a private residence. Subsequent owners have included Greg Lake of Emerson, Lake & Palmer and Barry Fairchild of Minster Fuels. It was later acquired by James Fairfax, former chairman of the Australian Fairfax Newspaper Group, who commissioned renowned landscape designer Arabella Lennox-Boyd to redesign the gardens and enhance the surrounding water meadows.





Living in Dorset

Wimborne Minster 8 miles
Bournemouth 12 miles (London Waterloo from 110 minutes)
Salisbury 19 miles (London Waterloo from 88 minutes)
Poole Harbour 27 miles
London 100 miles

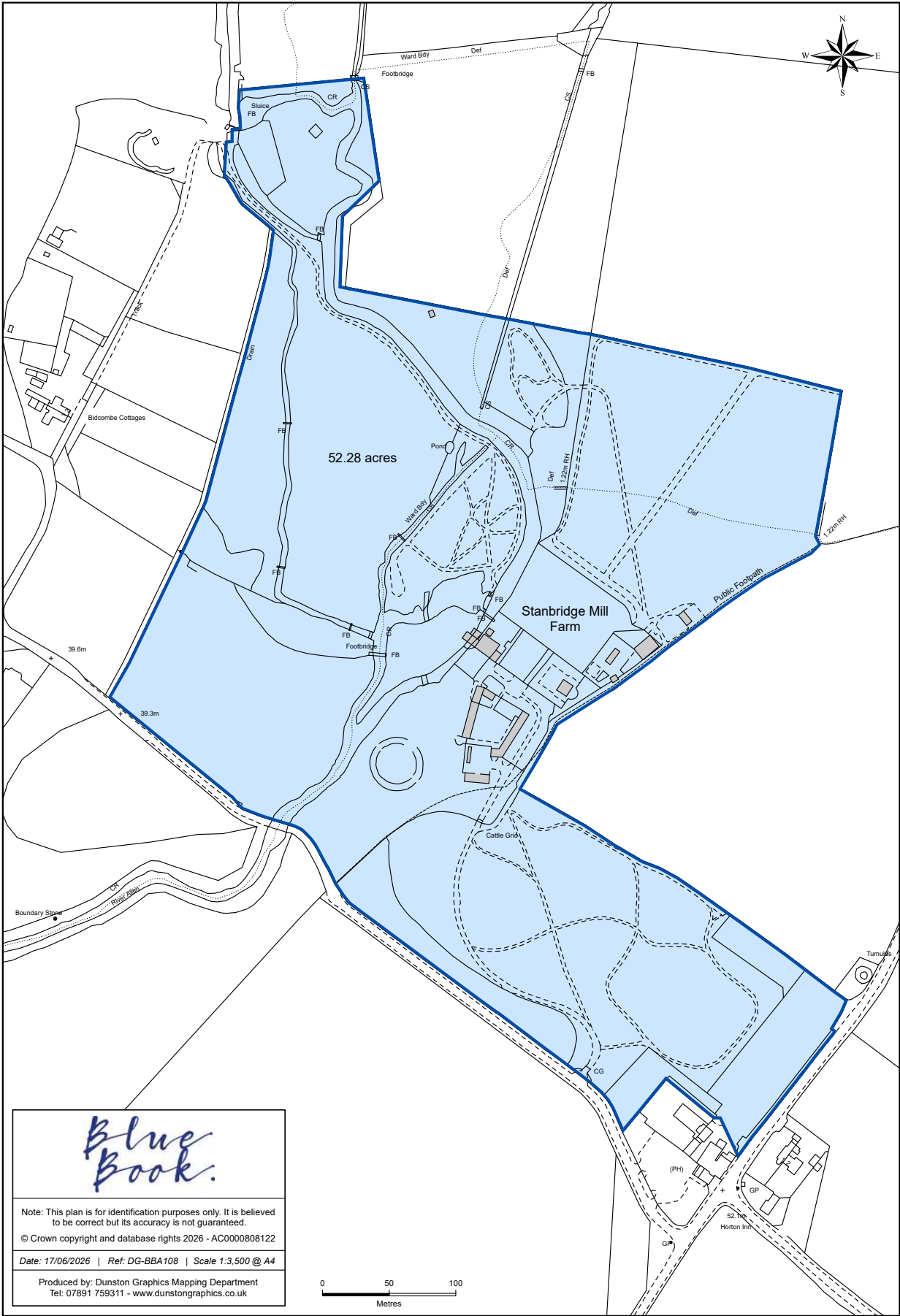
(Distances and times approximate)

Stanbridge Mill occupies an idyllic position in the Allen Valley, one of Dorset's most beautiful and unspoilt corners. Despite its remarkable sense of peace and seclusion, the property is exceptionally well connected, lying approximately eight miles from Wimborne Minster and within easy reach of Salisbury, Bournemouth and the wider south coast.

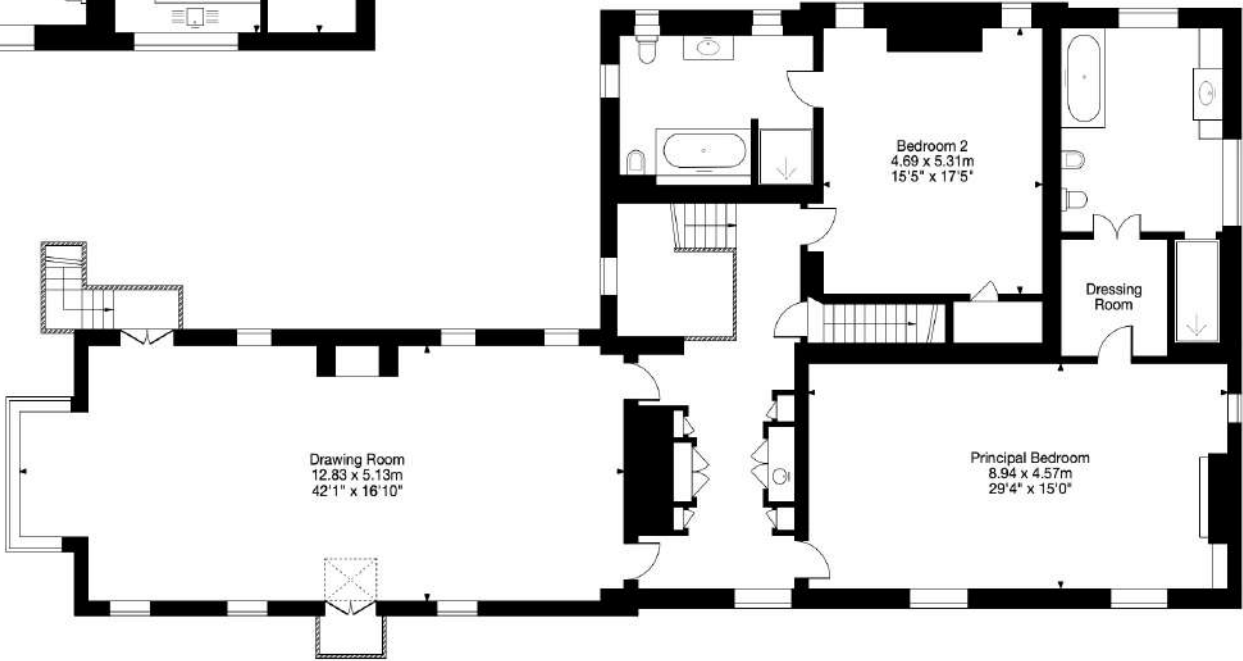
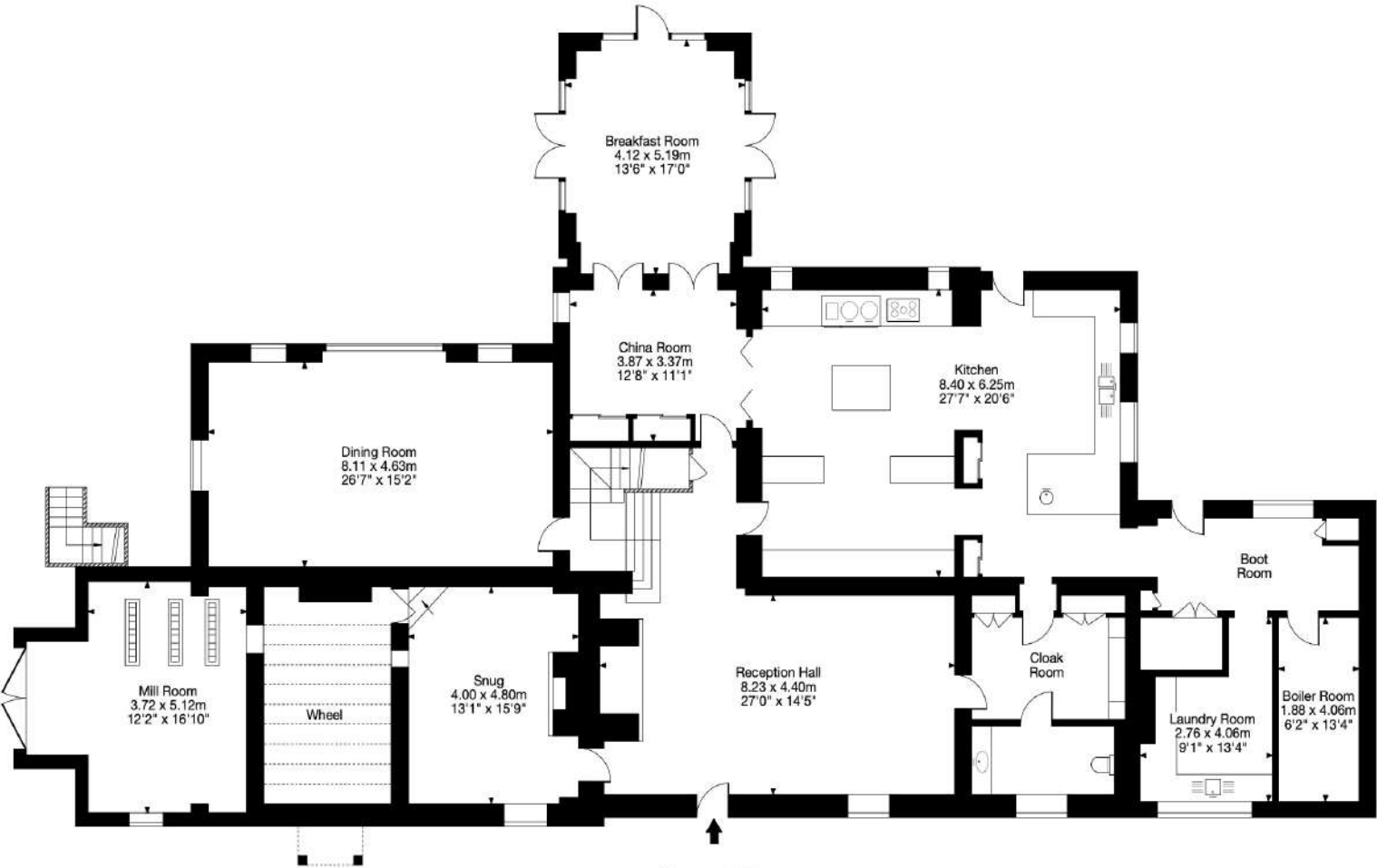
The surrounding countryside is renowned for its rolling downland, excellent riding, shooting, fishing and glorious coastline, and lies within the highly regarded Portman Hunt country. Remedy Oak Golf Club lies nearby, and the area is exceptionally well served by schools, including Canford, Bryanston, Sherborne, Claysmore, Port Regis, Sandroyd and Milton Abbey. The Jurassic Coast, Cranborne Chase and New Forest are all within easy reach, offering an extraordinary breadth of countryside, beach and outdoor pursuits.

TRANSPORT

For those travelling further afield, Bournemouth and Salisbury provide direct rail services to London Waterloo, Bournemouth Airport accommodates both commercial and private aviation, and Central London can be reached by helicopter in approximately forty-five minutes.



Stanbridge Mill, Gussage All Saints, Wimborne, Dorset BH21 5EP
Gross Internal Area (Approx.)
Main House = 538 sq m / 5,790 sq ft



Capture Property Marketing 2026. Drawn to RICS guidelines. Not drawn to scale.
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.

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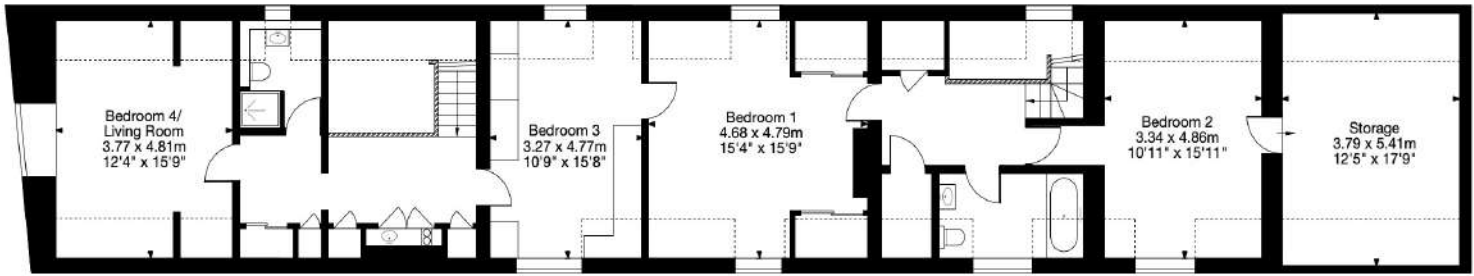
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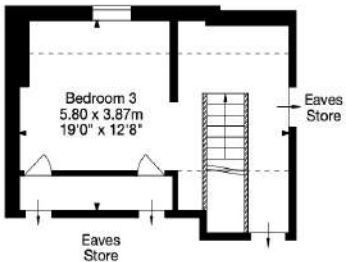
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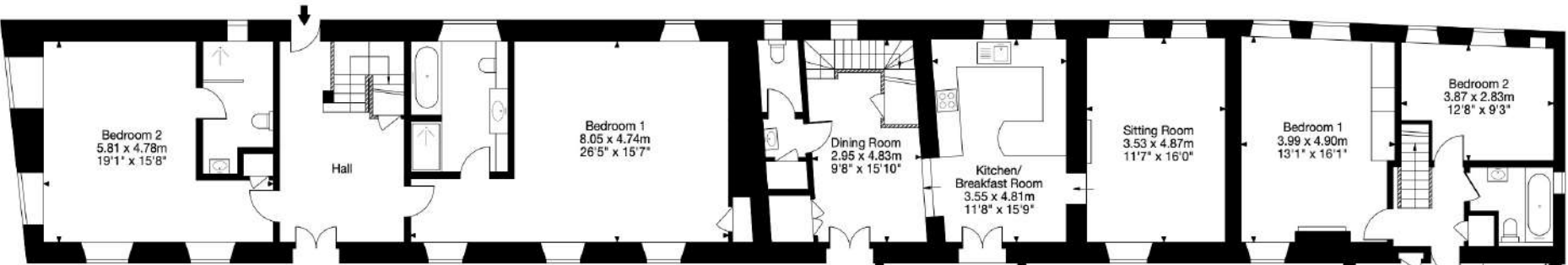


First Floor
Guest Cottage

First Floor
Keepers Cottage

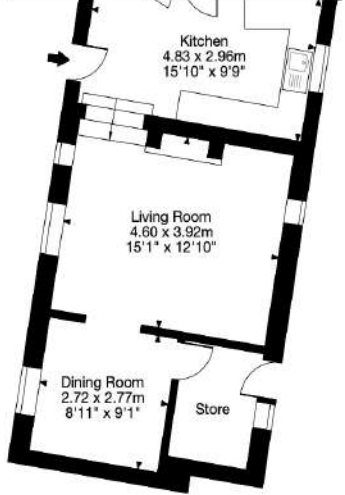
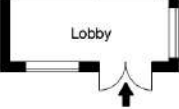


First Floor
Courtyard Cottage



Ground Floor
Guest Cottage

Ground Floor
Keepers Cottage



Ground Floor
Courtyard Cottage

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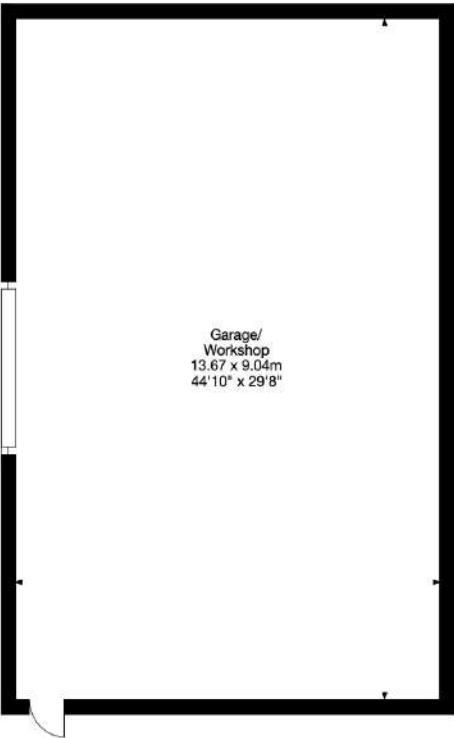
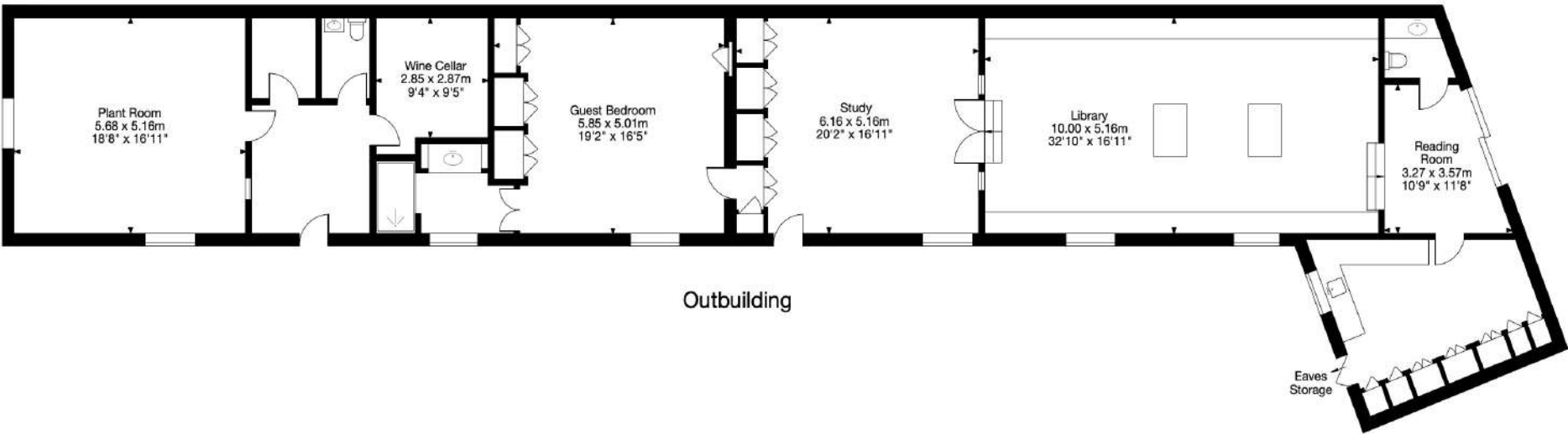
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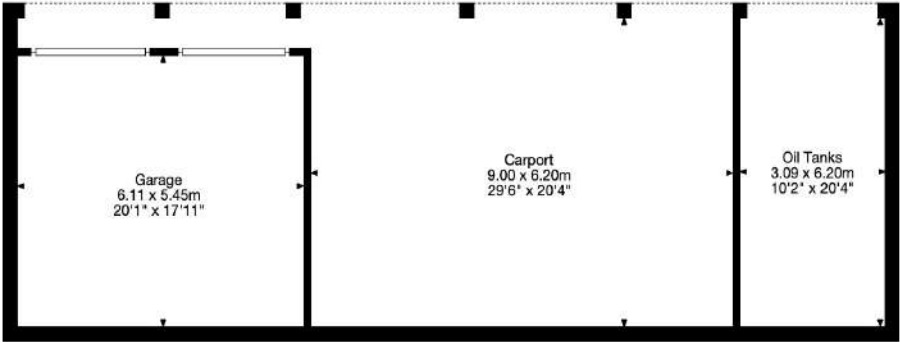
Outbuildings = 414 sq m / 4,456 sq ft

Garages and Carport = 212 sq m / 2,281 sq ft

Outdoor Swimming Pool = 42 sq m / 452 sq ft

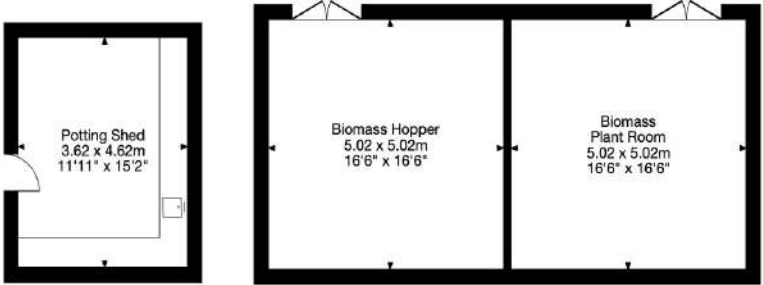


Garage 1

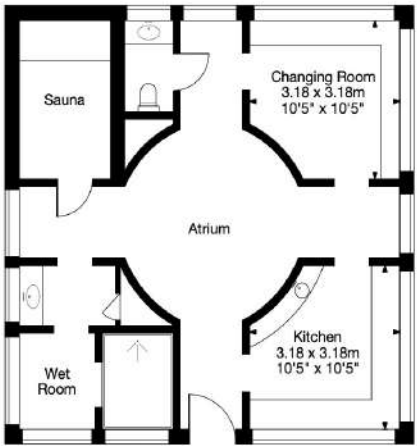


Garage 2

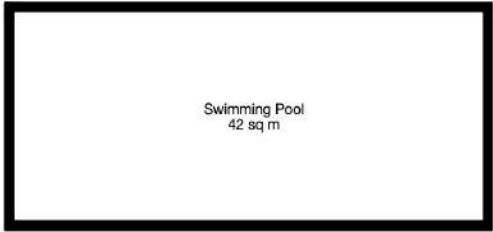
Carport



Outbuildings



Pool House



Outdoor Swimming Pool

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PROPERTY INFORMATION

Services: Mains water and electricity. Private drainage. Oil fired central heating.

Fixture 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.

Viewings: All viewings must be made strictly by appointment only through the vendors agents.

Tenure: Freehold

Local Authority: Dorset Council

EPC Rating: E

Council Tax Band: H

What3Words: ///sings.reconnect.level

Postcode: BH21 5EP

IMPORTANT NOTICE

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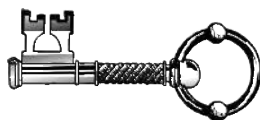


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