

Walton Elm House, Marnhull, Dorset



A fine period country house set in about three acres with views across rolling countryside out the Cranborne Chase.

Summary of accommodation

Entrance hall | Reception hall | Sitting room | Dining room | Drawing room

Cinema room | Kitchen/breakfast room | Larder | Utility room | Boot room

Shower room | Garden room | Cloakroom

Half landing with separate WC | Landing

Principal bedroom with ensuite shower room | Dressing room

Guest bedroom with ensuite bath & shower room | Further double bedroom

Further double bedroom currently serving as gym & sauna

Family bath & shower room | Meeting room with adjacent office & shower room

Suite incorporating sitting room & double bedroom with ensuite shower room

Two further double bedrooms

Garden and grounds - Parking | Garaging for seven cars | Log store | Garden

Heated swimming pool | Garden cottage (former pavilion) | Greenhouse

Soft fruit cage | Orchard | Paddock with summer house & field shelter

Hard tennis court (requires renovation)

In all approximately 3 acres

Distances

Marnhull 1 mile, Sturminster Newton 2 miles, Gillingham 7 miles (Waterloo 2 hours), Shaftesbury 8.5 miles, A303 10.5 miles, Castle Cary station 17.5 miles (Paddington 90 minutes), Bournemouth Airport 31 miles. (Distances and times approximate).



8



5



5



6

3
acres

EPC
E





Location

Walton Elm House has an elevated setting overlooking unspoilt countryside on the edge of the hamlet of Walton Elms, about a mile south of the large village of Marnhull. Marnhull was created from a collection of conjoined hamlets and is an active community with excellent amenities including three churches, village hall, two primary schools, combined GP surgery and pharmacy, garage, two pubs and several local shops (see www.marnhullmessenger.org.uk). More extensive shopping, business and recreational facilities are available nearby in Sturminster Newton, Gillingham and Shaftesbury, all of which have their own distinct character. 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 a reasonable driving distance. Dorset, in particular the local area around Marnhull, is renowned for its wide choice of excellent schools from both the state and independent sectors. Gillingham School for secondary education is highly regarded and there are many independent schools nearby. Those within a 10 mile radius include Port Regis, Clayesmore, Hanford, the Sherborne schools, Knighton House and Bryanston.

Walton Elm House

Set well back in grounds of about three acres in a commanding position near the top of the hill from which it gets its name, Walton Elm House is an impressive country house with views across the beautiful Blackmore Vale to Duncliffe Wood, one of the largest ancient woodlands in North Dorset, and Cranborne Chase plateau in the distance. It is thought to date from the very late Georgian/early Victorian era and is a lovely, unlisted example of a large family house of the period. Built of local stone under a slate roof with deep eaves, the interior of house is designed so that the four principal reception rooms along with most of the bedrooms face northeast and/or southeast towards the wonderful view. As was typical of houses of this period the rooms are generously proportioned with high ceilings, which along with its setting and tall windows, ensures that the interior has a lovely light and airy feel to it. Today the house is immaculately presented and has clearly been well maintained and refurbished where necessary, with care being taken to retain original architectural fittings. These include fine joinery, several fireplaces, moulded coving and a lovely, earth-toned tiled floor in the hall. In addition to its four principal reception rooms the ground floor also encompasses a cosy cinema room, large boot and utility rooms and a delightful, fully fitted kitchen/breakfast room with a walk-in larder, central island and an electric AGA inset in a range fireplace. Upstairs there is ample accommodation that provides an exceptional level of flexibility. Currently the first floor incorporates five double bedrooms (one serving as a gym and sauna) and three bathrooms, two of which are ensuite plus a self-contained business suite encompassing a large meeting room, office and shower room. In addition, the attics incorporate two further double bedrooms and separately a self-contained suite with a sitting room and ensuite double bedroom.



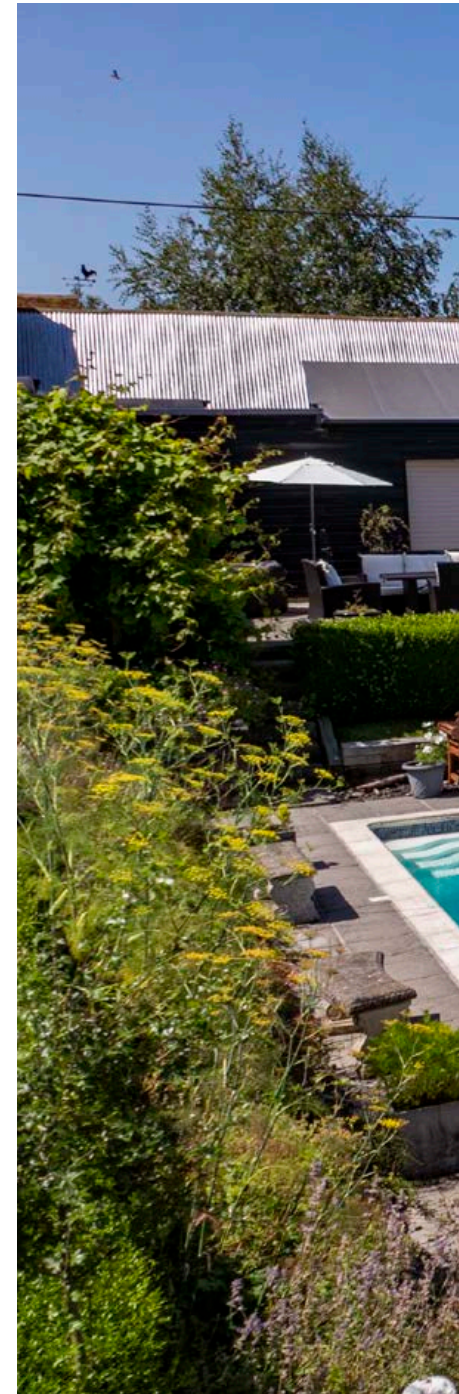


Outbuildings, Garden & Grounds

Walton Elm House is approached via a driveway to an extensive gravelled parking area to one side of the house. The drive leads round behind the house to a further parking area beside a garage block providing workshop space plus garaging for up to six cars. Beside it are the pool plant room and a raised deck overlooking the heated swimming pool and its adjacent, paved seating area. Beyond the seating area is an attractive, stone-built cottage that has potential as a further self-contained annexe/home office or holiday cottage.

The garden extends around three sides of the house and consists of a series of level or gently sloping lawns fringed by beautiful mature trees, shrubs, colourful borders and a pretty parterre garden of clipped box beneath an Oregon cedar.

The garden at the front of the house is bounded on one side by a length of tall wall providing privacy from the neighbouring property. In one corner are a hard tennis court in need of renovation and a mixed orchard alongside a large fruit cage. Tucked away behind a line of evergreen trees is the property's small paddock which contains a summer house and field shelter.





Property Information

Tenure: Freehold.

Services: Mains water, electricity & drainage. Bottled gas. Heating via air source heat pump with secondary oil-fired boiler back-up. Electric AGA. Solar panels. Starlink high speed satellite broadband. EV charging point.

Local Authority & Council Tax Band: Dorset Council (www.dorsetcouncil.gov.uk). Tax Band G.

Directions (Postcode DT10 IQG)

What3Words: goggles.variously.strikers

From the crossroads where the B3092 crosses the A30 on the southern edge of East Stour, head south onto Scotchley Hill/B3092, signed to Marnhull. Drive for about three and a half miles along the B3092 to Marnhull. On reaching the sharp left-hand bend by St. Gregory's Church, continue along the B3092/Schoolhouse Lane for a further three quarters of a mile. The driveway entrance to the property will be found on the right just before the small junction at the top of Walton Elm Hill.

Approximate Gross Internal Floor Area

Main House: 605 sq m / 6,512 sq ft

Cottage/Workshop: 41 sq m / 441 sq ft

Garage: 126 sq m / 1,356 sq ft

Total: 772 sq m / 8,309 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.



Knight Frank

First Floor, 5 Hound Street

Sherborne

DT9 3AB

knightfrank.co.uk

I would be delighted to tell you more

Simon Barker

01935 810064

simon.barker@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value.

Neither Knight Frank LLP 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 the agents, seller(s) or lessor(s). 2. 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. 3. 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 or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.

5. 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 September 2024. Photographs and videos dated August 2024.

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.