

Stour Provost Manor, Stour Provost, Dorset





An elegant, late-Georgian rectory set in three acres bordering the River Stour, with **uninterrupted countryside views**, guest cottage and outbuildings.

Summary of accommodation

Stour Provost Manor

Entrance hall | Reception hall | Drawing room | Dining room
TV room | Study | Kitchen/breakfast room | Laundry room | Back hall
Cloakrooms | Cellars & plant room | Exterior undercover storage
Ice room

Principal bedroom with en suite, combined dressing room, bathroom & shower | Guest bedroom with en suite bathroom | Further double bedroom with dual-access bathroom | Three further double bedrooms
Two shower rooms

Coachman's Cottage

Entrance hall | Sitting room | Dining room | Kitchen | Cloakroom

Three double bedrooms | Family bathroom

Extensive parking | Range of outbuildings including thatched stable block providing storage | Garaging for three cars

Attractive gardens bordering the River Stour | Heated jacuzzi pool
Hard tennis court | Woodland copse with trout pond | Kitchen garden
Two paddocks

In all about 4.34 acres (1.74 hectares)

Distances

A30 1.2 miles, Marnhull 2.5 miles, Gillingham (Waterloo 2 hours) 3.9 miles, Sturminster Newton 5.7 miles, Shaftesbury 6 miles
A303 9.6 miles, Castle Cary station (Paddington 90 minutes) 16.8 miles, Bournemouth International Airport 32.6 miles
(All distances and times are approximate)



Knight Frank Dorset & South Somerset
First Floor, 5 Hound Street
Sherborne
DT9 3AB
knightfrank.co.uk

Hamish Humfrey
020 7861 1717
hamish.humfrey@knightfrank.com

Simon Barker
01935 810064
simon.barker@knightfrank.com

Knight Frank Country Department
55 Baker Street
London
W1U 8AN
knightfrank.co.uk

James Crawford
020 7861 1065
james.crawford@knightfrank.com





Location

Stour Provost Manor is in a private setting off a narrow, no-through lane on the edge of the pretty village of Stour Provost. Given its small size the village only has a church and village hall but for immediate needs the large village of Marnhull is close by and has excellent amenities including 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. The local area has good transport links. There are direct rail services from Gillingham to Waterloo (2 hours) and from Castle Cary to Paddington (90 minutes), the A30 and A303 are both easily accessible and Bristol, Bournemouth and Exeter airports all within a reasonable driving distance. The wider, local area is renowned for its wide choice of excellent schools from both the state and independent sectors. The selection from the latter within a 15 mile radius include Port Regis, Clayesmore, Hanford, the Sherborne schools, Knighton House, Bryanston, Hanford, the Bruton schools, Hazelgrove and Milton Abbey.





Stour Provost Manor

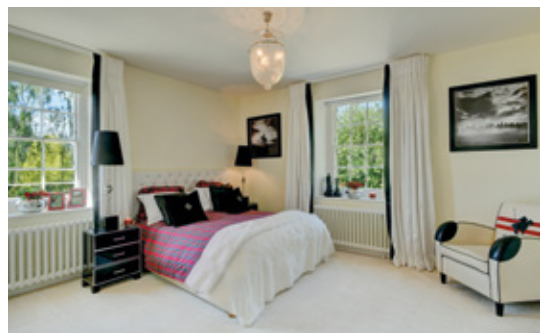
Set well back off a quiet, no-through lane, Stour Provost Manor is in a truly glorious setting looking out over the beautiful and unspoilt countryside of the Stour Vale, which was originally laid out as parkland below The Manor in Fifehead Magdalen. The house was built around 1828 of local stone under low-pitched slate roof with wide eaves and is a stone's throw from the pretty, 14th century parish church. It displays all the elegance of the late Georgian period with a pilastered porch, beautifully proportioned rooms, high ceilings and tall sash windows that look out across the formal gardens towards the unspoilt, rural views across the valley.

It has three principal reception rooms grouped around the reception hall that allows plentiful natural light to flood the centre of the house. It is Grade II listed and has retained numerous fireplaces, plentiful original joinery including working shutters, coving and an elegant sweeping main staircase.

The house has been the family home of the current owners for the past ten years and during that time numerous improvements have been undertaken including a comprehensive refurbishment of the interior and today it is immaculately presented. Where necessary it has been updated with sympathetic fittings such as the oak, herringbone patterned parquet flooring in the hall.

The secondary wing is dominated by the large kitchen/breakfast room, which serves as the central hub of the house and has a large dining area with floor to ceiling French windows opening onto the terrace. The kitchen is fitted with beautiful cabinetry, hand-made from a sumptuous mix of burr elm, cherry and maple.

The principal bedroom suite, which has an en suite combined bathroom and dressing room, is positioned to catch the sun throughout the day from early morning, with windows on three sides that look out across the grounds to the river and beyond. In addition, there are five further double bedrooms, two of which have en suite bathrooms and two shower rooms.



Coachmans cottage & outbuildings

Close to the main house and situated at the end of the back drive is Coachman's Cottage. Like the main house it has been completely refurbished to a very high standard and currently serves both as a guest cottage and as a holiday rental cottage listed on Airbnb (see www.airbnb.co.uk/rooms/21377688). The cottage has two good-sized reception rooms, a fully fitted kitchen, three double bedrooms, bathroom and cloakroom and its own, private garden.

A short distance from the main house and accessed via a short spur from the parking area is a range of stone-built period outbuildings comprising an ice house, single garage (former coach house) with hay loft and adjacent machinery store, thatched stable block with integral tack room, log store and double garage. Beyond the outbuildings are the vegetable garden, greenhouse and a small paddock.

Garden, grounds & land

Stour Provost Manor is approached via a short main approach drive leading to an extensive gravelled parking area with a central circular turning circle in front of the house. The formal gardens extend out on the southern and western sides of the house and are comprised of a series of tiered lawns, partly walled with borders stocked with numerous roses, herbaceous perennials and flowering shrubs. On the highest level are a heated jacuzzi pool beside a wrought iron pergola. Below this is the croquet lawn with steps leading up to the terrace, which extends around to a further, recently built terrace, with a water fountain at its centre. This overlooks the hard tennis court and lower lawn below, which slopes gently down to the River Stour that forms the property's northern boundary. Due to the weir further downstream, the river at this point flows gently and is wide enough and of sufficient depth for wild swimming. At the south-western end of the garden is a copse of mature poplar and willow trees surrounding a trout pond. Adjacent to the copse and accessed via a short lane is a further paddock running down to the river and bound by post and rail fencing with a field shelter. In all the garden and grounds extend to about 4.3 acres (1.74 hectares).



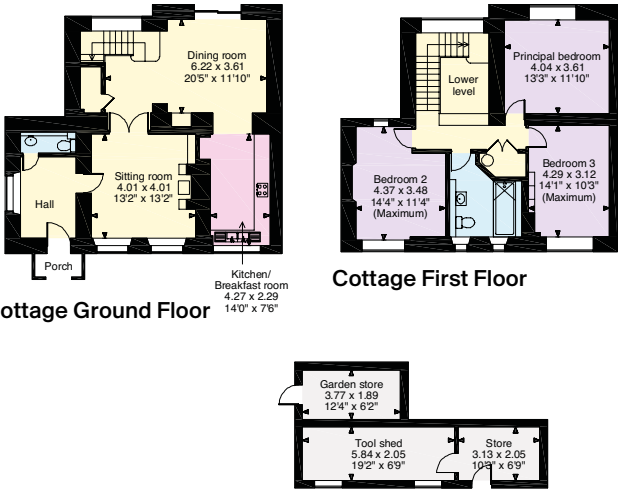
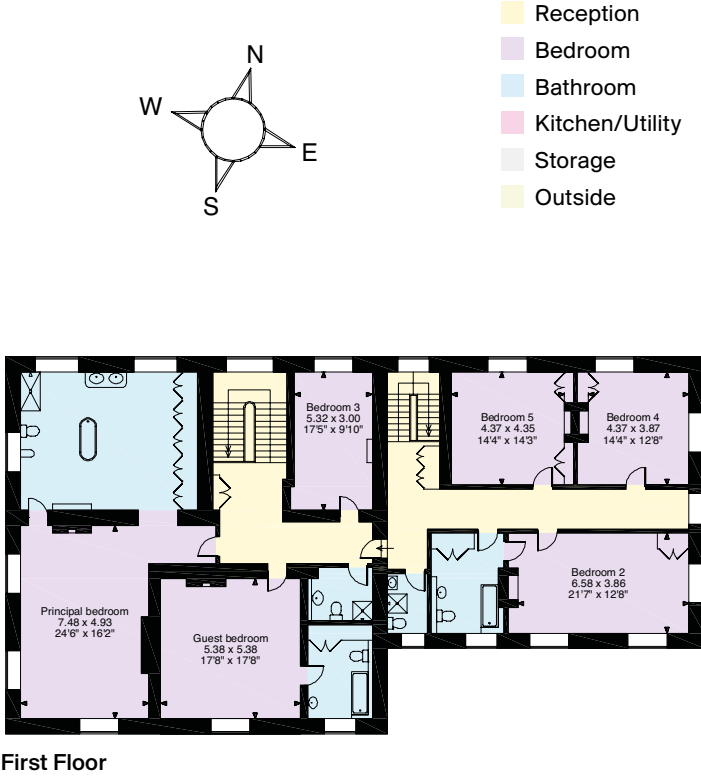
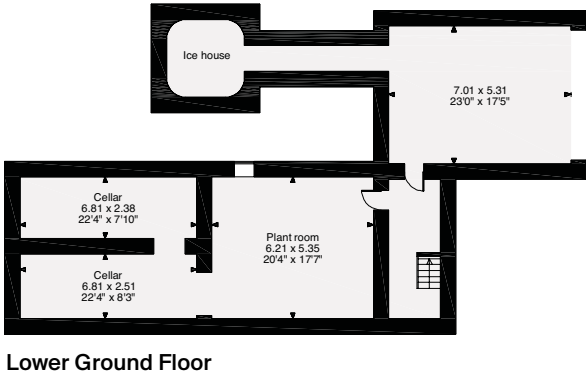
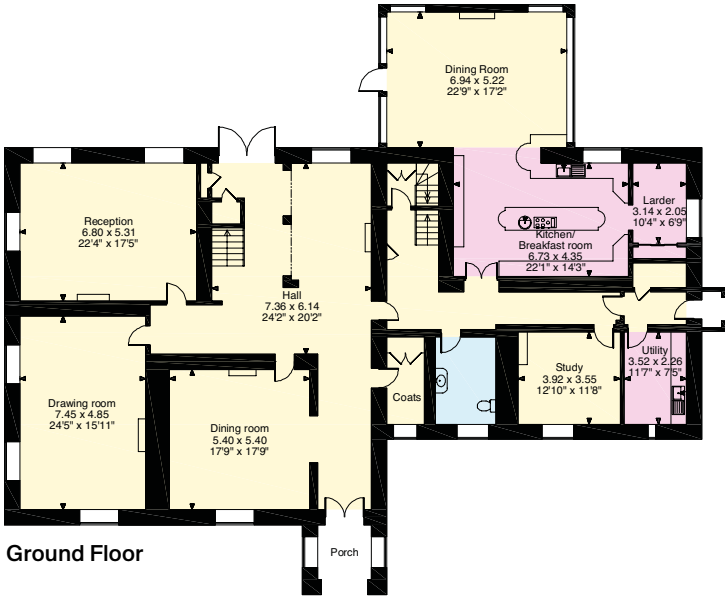
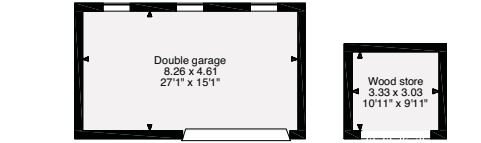
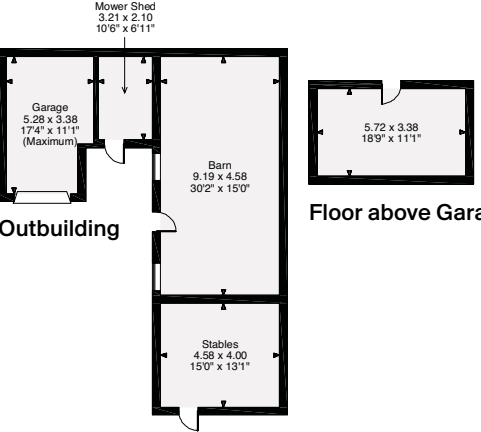
History

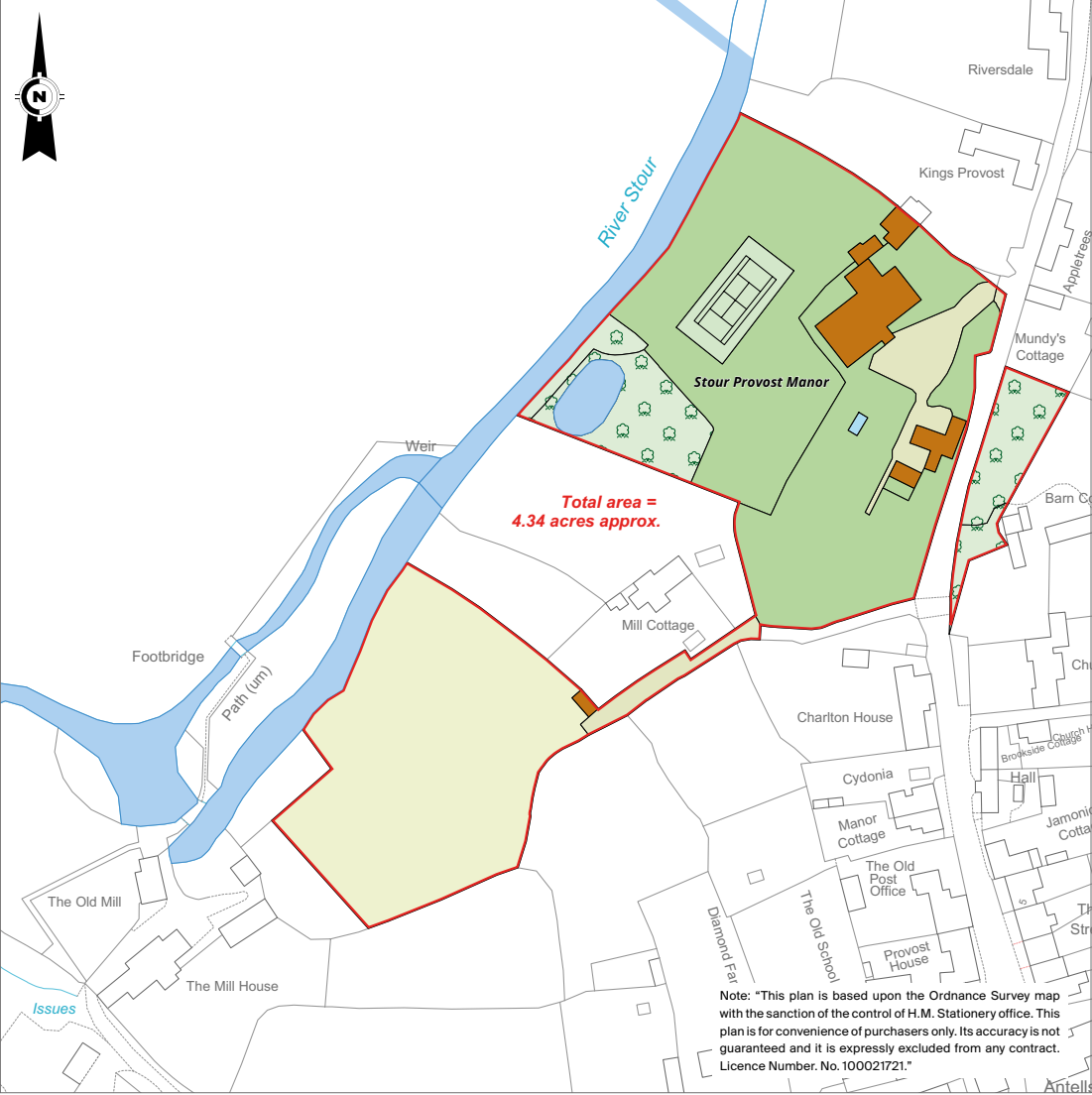
The village of Stour Provost was part of several thousand acres given by King Henry VI to King's College, Cambridge. The main range of the rectory was built in 1828 for John Tomkyns, the former Vice-Provost of King's College, when he became the Rector, with the service range possibly added slightly later. It replaced the medieval rectory, which stood in what is now the kitchen garden and was demolished. It appears that the architect was William Wilkins, the Professor of Architecture at the Royal Academy and is best known as the architect responsible for many important buildings in the early 19th century, particularly in the Greek Revival style (such as Downing College, Cambridge, University College London, St. George's Hospital, Hyde Park, The National Gallery, London and Grange Park, Hampshire). As Vice-Provost, Tomkyns had worked with Wilkins for some time on new building work in King's College, including the entrance screen and gateway adjacent to the Chapel. The design of the rectory closely reflected that of the house Wilkins built for himself in Cambridge, which was demolished in 1955.

In the rural disturbances of 1830, Tomkyns lowered the tithes to assist the poor. On the night of 29 November 1830 there was a riot in the village and Tomkyns persuaded the rioters not to destroy the rectory. However, arrests were made and the prisoners were detained under guard in a public house overnight as the keys of the Shaftesbury lock-up were inexplicably missing. At the subsequent trial held at Dorchester Assizes in January 1831, two of those arrested were convicted and sentenced to deportation to Australia for seven years.

Approximate Gross Internal Floor Area
Main House: 8,427 sq ft / 783 sq m
Garages: 797 sq ft / 74 sq m
Outbuilding: 1,147 sq ft / 107 sq m
Cottage: 1,432 sq ft / 133 sq m
Total: 11,803 sq ft / 1,097 sq m

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.





Services

Mains water and electricity. Private drainage. Oil-fired central heating.
Bottled gas for breakfast room fire.

Tenure

Freehold

Local Authority & Council Tax Band

Dorset Council (www.dorsetcouncil.gov.uk). Tax Bands: Stour Provost Manor
Band G. Coachman's Cottage Band D.

Directions (SP8 5RZ)

what3words:///sparrows.author.lurching

From Gillingham take the B3092 for 1½ miles until you reach East Stour.
Travel through the village to the crossroads with the A30. Cross over the
A30. Continue on the B3092 for 1 mile and then turn right on to Church
Lane, signed to Stour Provost. After about 200 yards turn right into The
Street and main driveway entrance to Stour Provost Manor will be found
after 200 yards on the left, about 80 yards past the no-through road sign.



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/legal/privacy-statement>. Particulars dated December 2025. Photographs and videos dated June 2022. 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. Brochure by wordperfectprint.com

