



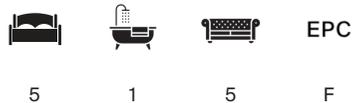
MANOR FARMHOUSE

22 Dorchester Road, Grimstone, Dorchester



A DETACHED HANDSOME EDWARDIAN FAMILY HOME

standing in an elevated position with views over the River Frome water meadows. Set just off the A37 with easy access to the country town of Dorchester and surrounded by a large mature garden



Local Authority: Dorset Council

Council Tax band: G

Tenure: Freehold

Postcode: DT2 9NA // what3words///tamed.collision.winter

Services: Main electricity, water and drainage. Oil fired central heating. Superfast broadband is available.

Viewings strictly by appointment only through Knight Frank LLP



LOCATION

Manor Farmhouse is situated in an elevated position off the A37, in the linear hamlet of Grimstone, which is in an Area of Outstanding Natural Beauty . It has direct access to the County town of Dorchester which provides extensive shopping, business and leisure facilities including cinemas, museums and the Brewery Square with excellent restaurants and bars. There is a railway station in Dorchester with regular direct services to London Waterloo, Bristol Temple Meads and Weymouth. Dorset has a wide choice of popular schools from both the state and independent sectors including the well-regarded Thomas Hardy School (State secondary) in Dorchester plus Bryanston, Milton Abbey, Clayesmore and the Sherborne schools from the independent sector. The World Heritage designated Jurassic Coast is a short drive away with a number of excellent beaches. The airports at Bournemouth, Exeter and Southampton are all relatively close by offering UK and international connections.







THE PROPERTY

Manor Farmhouse is an impressive and well-built Edwardian house dating from 1904. The house was commissioned by Alfred Pope, from the local brewing family who still own the Wrackelford Estate. The house has retained some of the period features from its original construction with well-proportioned reception rooms, high ceilings and open fireplaces. The large entrance hall has the original Edwardian floor tiles and accesses the principal reception rooms, large conservatory, kitchen and downstairs WC.

On the first floor there are four double bedrooms, a family bath/shower room and separate WC. The second floor provides the fifth bedroom and a large attic store room.

There is excellent potential to create a further bathroom on the first floor (from bedroom 4), or 'ensuite' bathrooms in either the master bedroom (first floor) and / or the attic bedroom.







OUTSIDE

The property is approached up a sloping gravelled driveway from the main road which leads onto the large gravelled parking area at the front of the house. This provides parking for a number of vehicles. There are several mature trees to the front of the house providing privacy and protection from the road which lies below. The garden predominantly lies to the rear and to the east of the house and is south east facing with extensive areas of lawn and a narrow patio area directly outside the conservatory. Steps lead up from this area to the main upper lawn. There are rural views towards the River Frome from many parts of the garden and house providing a rural feel to the location.

In addition to the well kept garden/grounds there is adequate space / potential (if required) to extend/build subject to obtaining the appropriate planning permission.





Dorchester Road Grimstone

Gross Internal Area (Approx.)
 Main House (Incl. Eaves) = 351 sq m / 3,779 sq ft
 Outbuildings / Stores = 26 sq m / 284 sq ft
 Total Area = 377 sq m / 4,063 sq ft



Ground Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space



Second Floor



First Floor

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.

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. (ID767266)



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