



THE OLD RECTORY

STOUR PROVOST, DORSET

A significant, late-Georgian country house set in about four acres bordering the River Stour, with uninterrupted countryside views, guest cottage and outbuildings.

The Old Rectory, The Street, Stour Provost, Gillingham, Dorset SP8 5RZ

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)

Features:

Main House: Entrance hallway | Reception hall | Drawing room
Dining room | TV room | Study | Kitchen/breakfast room | Laundry room
Back hall | Cloakrooms | Substantial cellarage and plant 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
Separate driveway with extensive parking

Outside: Range of outbuildings including thatched stable block providing storage | Exterior undercover storage | Ice room | Garaging for three cars
Attractive gardens bordering the River Stour | Heated swimming/jacuzzi pool | Hard tennis court | Woodland copse with trout pond
Kitchen garden | Two paddocks

In all about 4.3 acres (1.74 hectares)



The property

The Old Rectory is in a private setting off a no-through lane on the edge of the pretty village of Stour Provost. This historic village 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 too with direct rail services from Gillingham to London Waterloo in approximately two hours and from Castle Cary to Paddington in approximately 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.

The Old Rectory represents one of the county's most elegant and impressive country homes and is in a truly glorious setting looking out over beautiful and unspoilt countryside of the Stour Vale, which was originally laid out as parkland below The Manor in Fifehead Magdalen. The Old Rectory 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, significant improvements have been undertaken coupled with an extensive programme of refurbishment to create a most stylish and elegant family home. Particular features of note include the wonderful 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. 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 paddock.





Garden, grounds, and land

The Old Rectory is approached via impressive iron gates and down a driveway, which leads 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 comprise a series of tiered lawns, partly walled with borders stocked with numerous roses, herbaceous perennials and flowering shrubs. On the highest level is a heated swimming/jacuzzi pool beside a wrought iron pergola, whilst below is the croquet lawn with steps leading up to the terrace, which extends around to a further, recently built stone terrace with water fountain at its centre. This overlooks the hard tennis court and lower lawn, 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.

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 The Old Rectory will be found after 200 yards on the left, about 80 yards past the no-through road sign.

General

Services: Mains water and electricity. Oil-fired central heating. Bottled gas for breakfast room fire. Private drainage (we are unaware whether this is compliant to current regulations)

Rights of Way: There is a footpath crossing the far paddock. Please refer to the agents for further information.

Tenure: Freehold

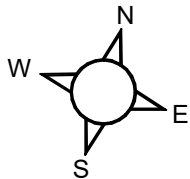
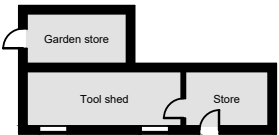
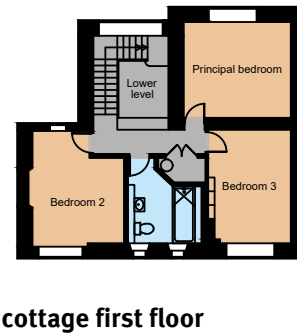
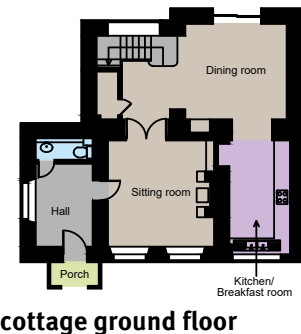
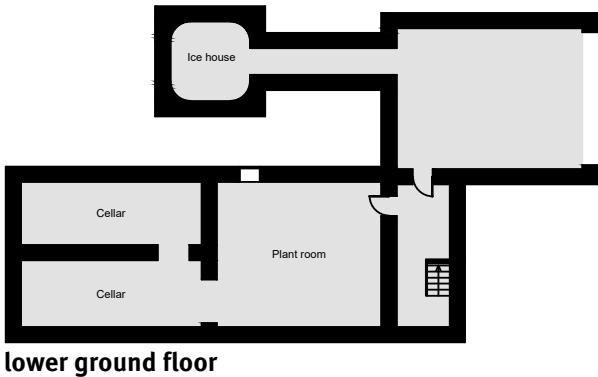
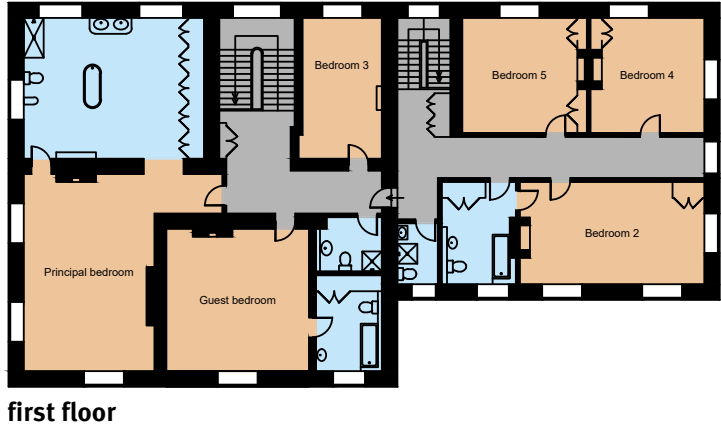
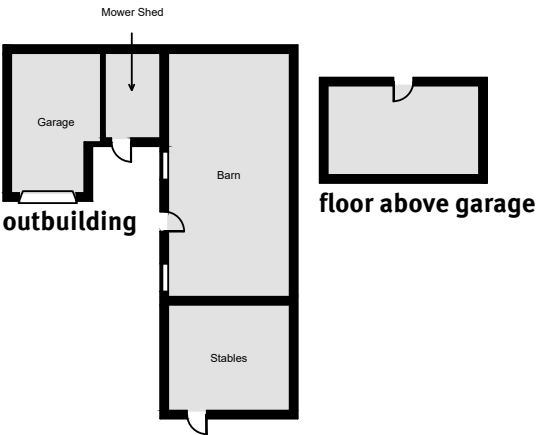
Local Authority: Dorset Council (www.dorsetcouncil.gov.uk).

Council Tax: Band H
Coachman's Cottage Band D

Guide Price: £6,250,000



The Street Stour Provost, Gillingham, Dorset
Main House = 783sq.m (8,427sq.ft)
Garages = 74sq.m (797sq.ft)
Outbuilding = 107sq.m (1,147sq.ft)
Cottage = 133sq.m (1,432sq.ft)
Total = 1,097sq.m (11,803sq.ft)



Strutt & Parker London
43 Cadogan St, London SW3 2PR

+44 (0) 20 7591 2213
london@struttandparker.com
struttandparker.com

Strutt & Parker Salisbury
41 Milford St, Salisbury SP1 2BP

+44 (0) 1722 638305
salisbury@struttandparker.com
struttandparker.com

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