

# POXWELL MANOR



Dorchester, Dorset









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## Dorchester, Dorset

Dorchester 6 miles, Weymouth 6 miles, Wool 7 miles  
(Waterloo 2 hours 15 minutes)  
(All times and distances are approximate)

### *A beautifully presented Grade I Listed Manor House*

Entrance hall, great hall, dining room, boudoir, library, study, office,  
kitchen / breakfast room, utility room, staff sitting room, boiler room, cellar,  
9 bedrooms, 2 dressing rooms, 7 bathrooms, attic rooms

3 bedroom cottage

Range of traditional barns and outbuildings

Helipad and hangar, former tennis court and swimming pool

Walled garden with gatehouse and formal gardens

Beautiful landscaped grounds with ponds, stream and paddocks

In all about 10 acres







## SITUATION

Poxwell Manor is approached through a pair of electrically operated wrought iron gates set between stone piers and impressive stone walling. The gravelled entrance drive runs over a bridge and through an arched entrance at the side of the house into a courtyard. The house itself sits in magnificent landscaped gardens which include two small lakes and a stream. In front of the house is the lovely walled garden and gatehouse. The property is set back from the Wareham-Weymouth road behind mature tall hedging.

Lying in the lee of historic downland, the hamlet of Poxwell is situated less than 3 miles from the sea at Ringstead Bay, around which is some spectacular coastal scenery typical to South Dorset. The house enjoys splendid views over the surrounding farmland, being within the Dorset 'Area of Outstanding Natural Beauty' which includes the first British natural World Heritage Site, commonly known as the Jurassic Coast.

There is an excellent range of facilities at the county town of Dorchester (6 miles) and the seaside resort of Weymouth







(6 miles), the latter offering superb sailing and other water sports. Golf can be found at Came Down (6 miles).

Railway services run from Wool (7 miles) to London Waterloo (from 2 hours 15 minutes). The larger towns of Poole (23 miles) and Bournemouth (27 miles) offer more extensive amenities and are within easy driving distance.

#### **HISTORICAL NOTE**

In the middle ages, Poxwell or Pokeswell (the name being derived from Puck's Well), was a possession of Cerne Abbey. Following the Abbey's dissolution it was granted by Queen Elizabeth to Thomas Howard of Lulworth and Bindon. He sold it to John Henning, a merchant from Poole, who built the house. His son became Sheriff of Dorset in 1609. The property belonged to the Hennings until 1695 when it passed by marriage to the Trenchards family of Lytchett Matravers and Wolverton and subsequently their descendants until its sale in 1977. It is understood that King George III visited the house on a number of occasions. The renowned author Thomas Hardy used the Manor as Oxwell Hall in "The Trumpet Major".









### **POXWELL MANOR**

The house retains lovely wood panelling, original fireplaces and other attractive features as befits an important Grade I Listed building. The rooms are beautifully proportioned and of particular note are the magnificent great hall, dining room, library, and the superbly appointed kitchen / breakfast room. On the first floor the bedrooms are all of a good size and many have en-suite bathrooms which is unusual for a property of this period. In addition to the main staircase, there are two secondary sets of stairs and the house offers considerable flexibility including the provision of an integral annex (refer to the floor plans).

### **STABLE COTTAGE**

This charming cottage is situated across the courtyard and has been converted from a traditional 17<sup>th</sup> century tiled barn together with part of the adjoining thatched building. It offers accommodation of great character over two floors including an entrance lobby, dining room, kitchen, sitting room with stairs to a galleried bedroom, shower room, utility room, two further bedrooms and a family bathroom.



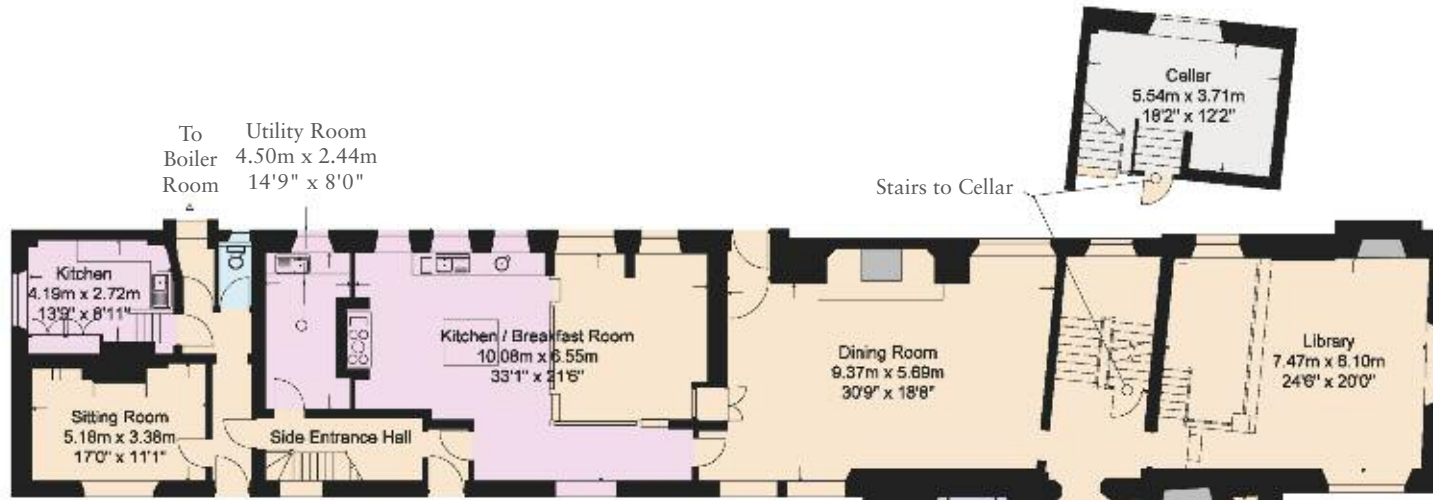




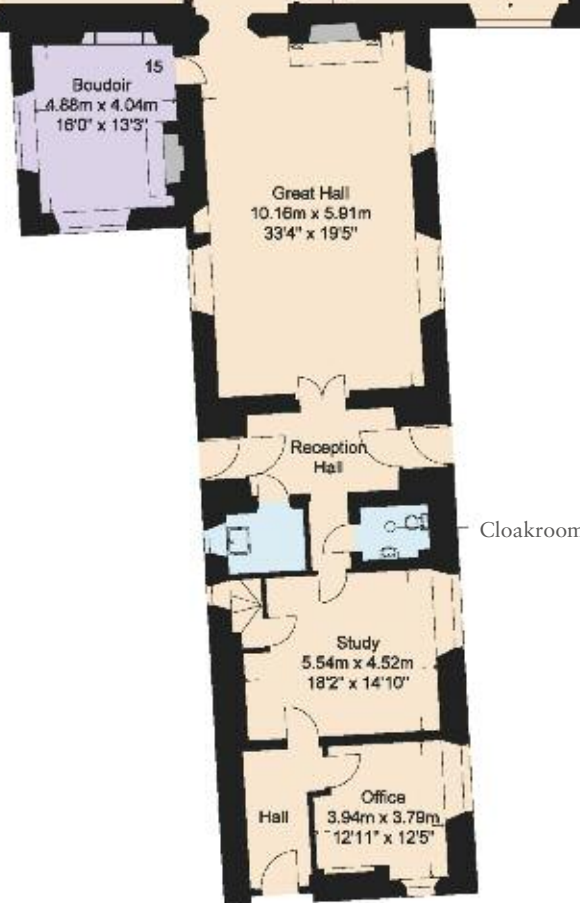




- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace



Ground Floor

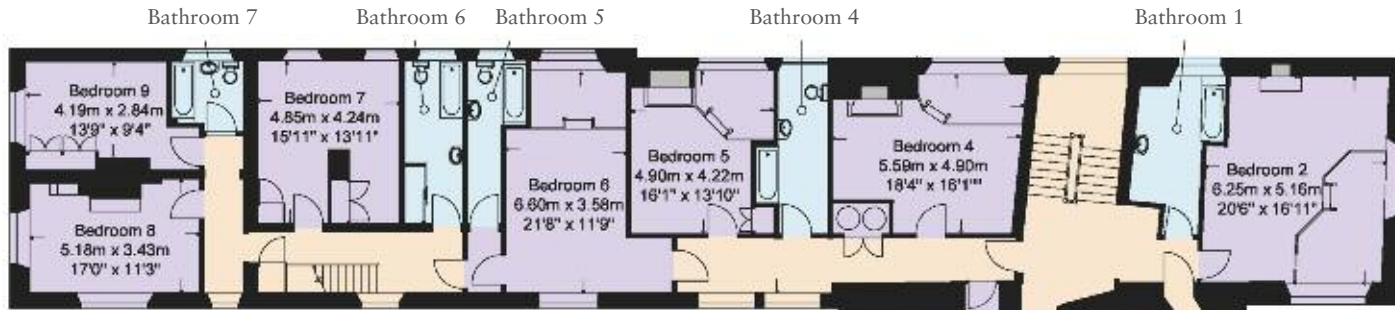


Approximate Gross Internal Floor Area  
954 sq m / 10260 sq ft

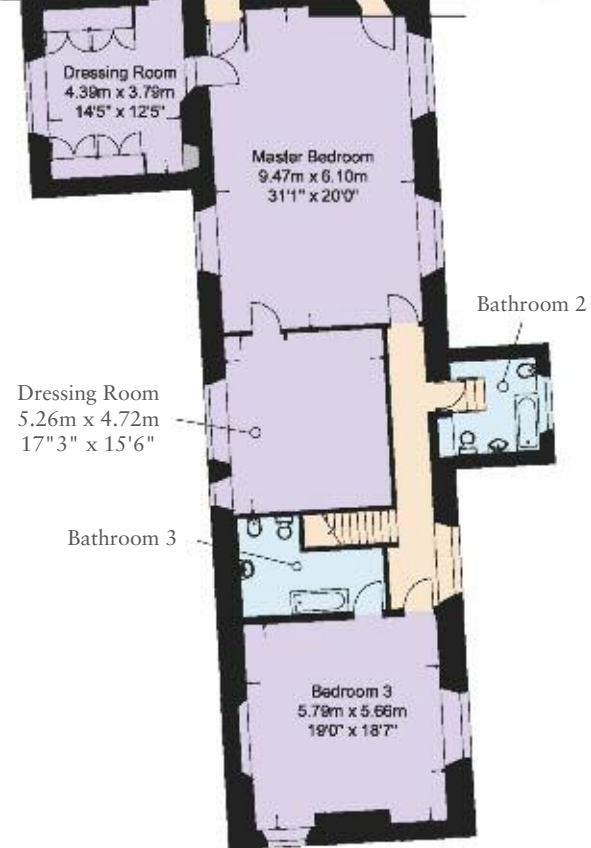
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the brochure.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace



First Floor





## OUTBUILDINGS AND GARDENS

In front of Stable Cottage is a pretty garden beyond which lies a potting shed and workshop area with a greenhouse, vegetable garden, lawned area and grass bank.

There is a 3 bay open-fronted thatched barn used for garaging with a wood store to one side. Adjoining the barn are the former stables of stone construction under a thatched roof. Planning permission (now lapsed) was granted for the conversion of this former stable building into a guest cottage and could be renewed.

There are a number of further traditional buildings offering a range of ancillary accommodation including further garaging, wine stores, storage, gardener's WC, potting sheds and machinery stores.

The formal gardens lie within the walled garden to the front of the Manor as does the old gatehouse, a wonderful place to sit to take in the views over the surrounding gardens and farmland. Beyond the walled garden are areas of sweeping lawns and well maintained flower beds and borders together with numerous trees, plants and shrubs. A stream runs through the gardens and serves two small lakes and a pond.

The hard surface tennis court (requiring restoration) and swimming pool lie near the house with a pool house providing changing and showering facilities. Located near the southern boundary and away from the house is a concrete helipad together with a steel framed helicopter hangar measuring approximately 40' x 34'.

As well as formal lawns and gardens, there are enclosed areas of paddock and the grounds extend in all to about 10 acres.

## DIRECTIONS

**From Dorchester:** take the A352 road signposted to Wareham and after approximately 5 miles a large roundabout will be reached. Take the third exit signposted to Poxwell and Weymouth. Drive through the hamlet of Poxwell going past the entrance to Manor Farm and continue past the next turning on the right (which is the rear entrance to the Manor). The front entrance to the Manor will be found shortly on the right hand side with black wrought iron gates.

**From London:** take the M3 south past Winchester and follow signs along the M27 west towards Bournemouth and then the A31 towards Wimborne. Continue past Wimborne on the A31 towards Dorchester and on reaching Bere Regis take the A35 road again signposted to Dorchester. After 2 miles turn left on to the B3390 signposted to Affpuddle and Weymouth. Continue along this road for 9 miles and at the large Warmwell Cross roundabout, take the A353 towards Weymouth. Poxwell will be reached after 1 mile. Drive past the entrance to Manor Farm and then past the next right hand turning (the rear entrance to the Manor) and the front entrance will be seen shortly on the right hand side.











## GENERAL REMARKS AND STIPULATIONS

### Fixtures and Fittings

All carpets, curtains, light fittings and other items commonly known as tenants' fixtures and fittings including garden ornaments are expressly excluded, but may be available to the purchaser by separate negotiation.

### Agents Note

The owner also owns some land and woodland nearby which could be available by separate negotiation if desired.

### Services

Mains water, electricity and gas are connected. Private drainage system. Gas-fired central heating.

### Local Authority

West Dorset District Council: 01305 251010

### Viewing

Strictly by confirmed appointment with the joint sole selling agents.

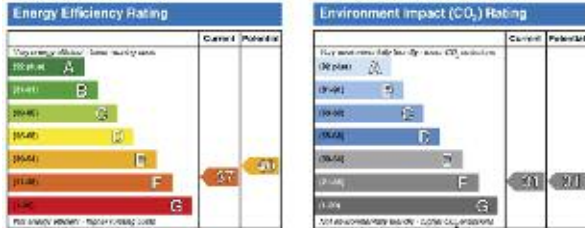


## Energy Performance Certificate

**POWELL MANOR**  
DORCHESTER  
DT1 2ND

Dwelling type: Detached house  
Date of assessment: 28 May 2010  
Date of certificate: 29 May 2010  
Reference number: 0226-6487-0259-0250  
Type of assessment: RDSAP, existing dwelling  
Total floor area: 850 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



**England & Wales** EU Direct no. 2002/91/EC  
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	343 kWh/m <sup>2</sup> per year	225 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	50 tonnes per year	32 tonnes per year
Lighting	£385 per year	£451 per year
Heating	£2580 per year	£1715 per year
Hot water	£247 per year	£247 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupant's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



## Energy Performance Certificate

**82256 Cottage**  
DORCHESTER  
DT1 2ND

Dwelling type: Detached house  
Date of assessment: 28 May 2010  
Date of certificate: 29 May 2010  
Reference number: 2388-0030-0305-7900-0204  
Type of assessment: RDSAP, existing dwelling  
Total floor area: 143 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



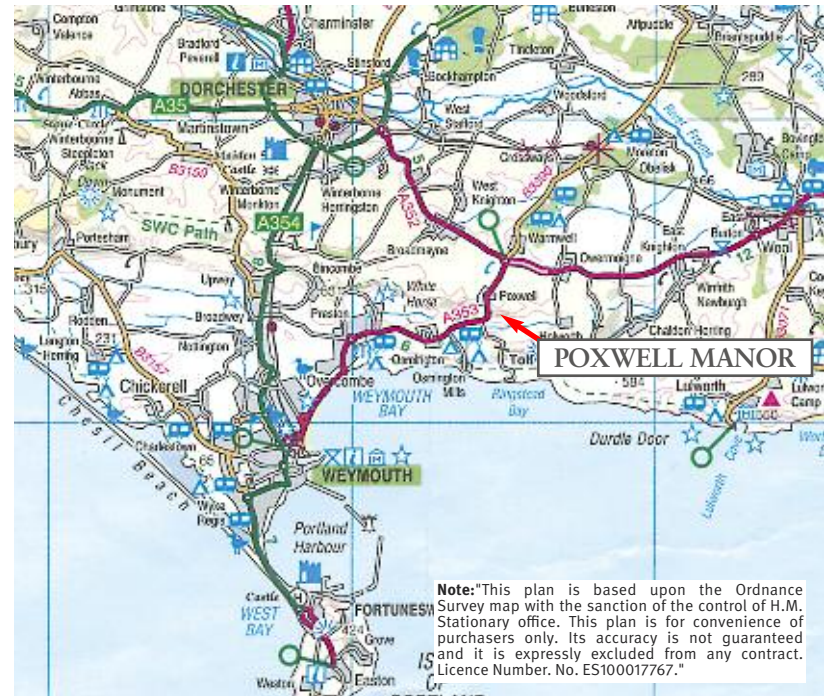
**England & Wales** EU Direct no. 2002/91/EC  
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	426 kWh/m <sup>2</sup> per year	322 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	14 tonnes per year	10 tonnes per year
Lighting	£176 per year	£38 per year
Heating	£1547 per year	£1234 per year
Hot water	£855 per year	£582 per year

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Note: This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. ES100017767.

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