



REW MANOR
REW, WEST DORSET

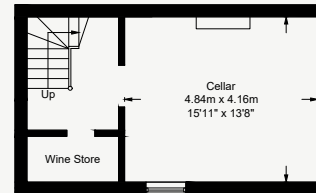
JACKSON-STOPS 

Rew Manor, Martinstown

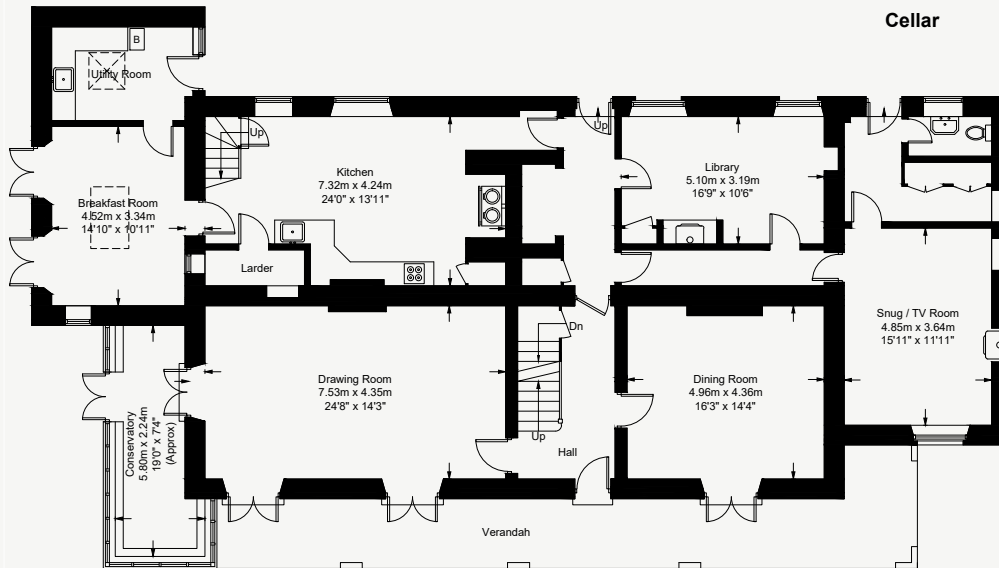
Approximate Gross Internal Area = 394.0 sq m / 4241 sq ft

Cellar = 30.3 sq m / 326 sq ft

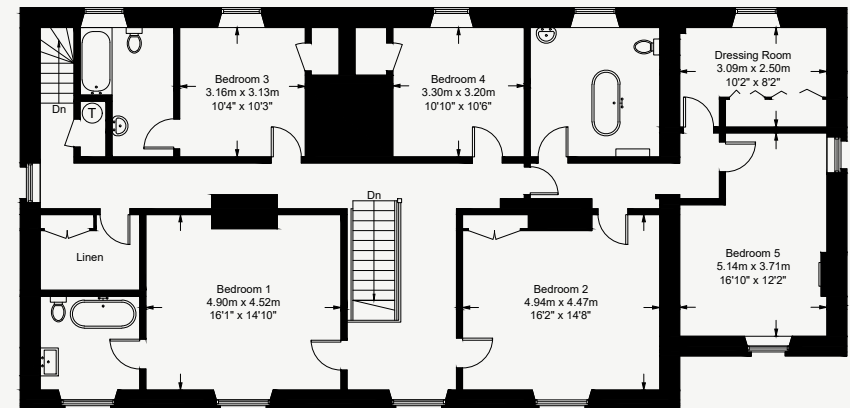
Total = 424.3 sq m / 4567 sq ft



Cellar



Ground Floor



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1290306)

REW MANOR REW, MARTINSTOWN DORCHESTER, DORSET, DT2 9HB

AN EXQUISITE FAMILY HOME TUCKED AWAY ON THE EDGE OF A PICTURESQUE AND MUCH SOUGHT-AFTER VILLAGE WHICH HAS BEEN SYMPATHETICALLY UPGRADED, SET IN THE MOST DELIGHTFUL GARDENS AND GROUNDS (OF APPROXIMATELY 5 ACRES) WITH A SEPARATE BOTHY AND THREE BEDROOMED LODGE.

Rew Manor, Lodge, Bothy & Stables

Approximate Gross Internal Area
Lodge = 1222 sq ft / 113.5 sq m
Bothy = 416 sq ft / 38.7 sq m
Stables = 726 sq ft / 67.4 sq m
Total = 2364 sq ft / 219.6 sq m

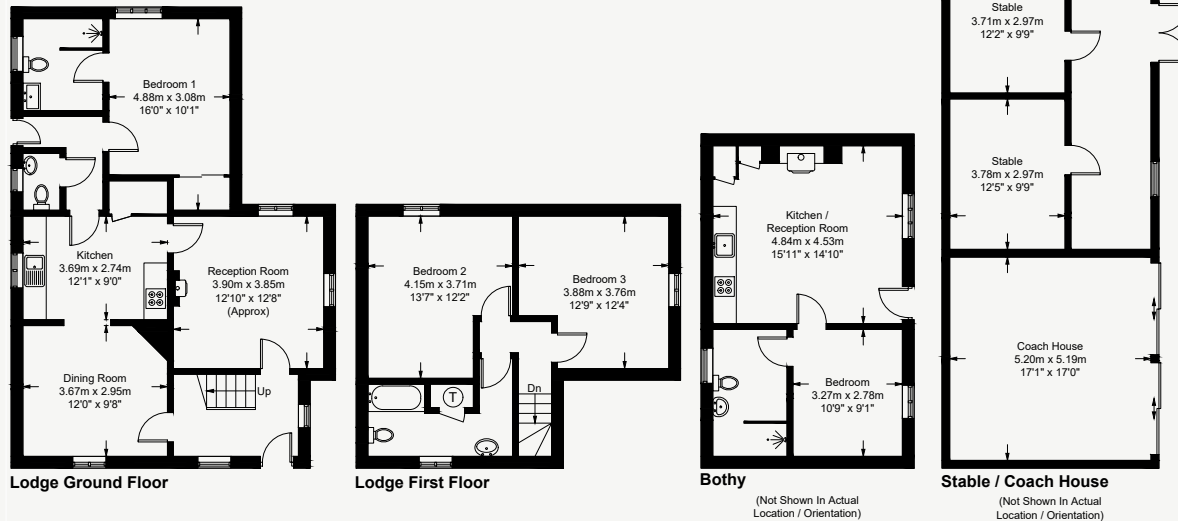


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DISTANCES

DORCHESTER TOWN CENTRE 4 MILES (MAINLINE STATION TO LONDON WATERLOO)
THE JURASSIC COAST AT WEYMOUTH 7.6 MILES

ACCOMMODATION

- The property is Grade II listed
- REW MANOR
- Elegant country Manor House
- Five reception rooms
- Superb open plan kitchen
- Five bedrooms (two en suite)
- Bedroom six / dressing room
- THE BOTHY
- Pretty Bothy with open plan kitchen / sitting room, one bedroom, shower room, terrace
- THE LODGE
- Superb Lodge with kitchen / dining room, sitting room, three double bedrooms, two bath / shower rooms

OUTSIDE

- Beautiful gardens, part walled, bordered by the South Winterborne river
- Stable / Coach House
- Outbuilding
- Paddocks of approx. 3 acres
- In all approx. 5 acres

THE PROPERTY

Tucked away on the fringe of the most picturesque village of Winterborne St. Martin, Rew Manor is one of the most beautiful family homes that this part of West Dorset has to offer. Approached through a wooden gate and winding gravelled drive, first glimpses of this magical property are most impressive with its newly lime rendered facade under a pitched slate roof, with original chimneys, sash windows, and the most attractive original cast iron veranda. Justifiably Grade II listed of historical and architectural importance, the property was built by William Hawkins who owned a substantial amount of farmland and employed many of the local workers. The property does in fact sit in the remains of a medieval village, Rew referring to the ancient name for an orchard. The author Thomas Hardy stayed at Rew Manor and even painted a watercolour of the house and chestnut tree.

On first entering the property it is almost impossible not to smile, the present owners having undertaken a fastidious programme of works, with much of the hard work being discreet and retaining the character and charm of the property. It is now a perfect juxtaposition of old and new having been thoughtfully brought up to modern standards and is now ideal to suit most families' requirements.

One is immediately greeted by a large hall with pretty wooden flooring and an inglenook fireplace at the far end, a perfect welcome for guests on a cold winters' day. The hall leads into the most elegant drawing room, ideal for entertaining on a large scale, with high ceilings, original cornicing, tall French windows with original shutters, and a pretty central fireplace. This room is flooded with natural light with double doors to the far end opening out to a conservatory, the most idyllic spot for a morning cup of coffee or evening glass of wine whilst taking in the beautiful countryside and watching deer trotting by, even the chance of a kingfisher hovering above the river. To the other side of the hall is a majestic dining room, perfectly proportioned, again with a beautiful French window with original shutters and a central ornate fireplace and ornate cast iron radiator.

Just off the main hall through a beautiful archway is a further hallway with flagstone floors leading into a further reception





room. This is the most lovely room and an ideal TV/snug room, with a log burner and again with high ceilings, a perfect hideaway. Alongside is yet another magical room currently used as a library and study with a wood burning stove, ornate marble fireplace, and Egyptian tiled flooring, so effective in this type of property and used for much of the ground floor. There is also a cloakroom, and many ways of accessing the beautiful gardens.

The real surprise however, especially for a house of this ilk, is the most fantastic open plan family kitchen incorporating a number of bespoke wooden units, an Aga (cream) sitting perfectly in the original fireplace, with a window seat, and plenty of room for a kitchen/breakfast table. There are attractive marble surfaces and an extra electric hob and oven. There is also a huge larder and a separate wooden staircase to the first floor. This then leads very cleverly into a fabulous breakfast/garden room, with a large roof light and plenty of room for a dining table. This exemplifies modern living, with two sets of French windows opening out to the garden and paved terrace, ideal for al fresco dining. Alongside this room is also a large utility room with access to the gardens.

The principal bedrooms are situated on the first floor with a large open landing, with an ornate wooden balustrade and tall sash windows boasting views over the gardens. The main bedroom is superb with its own pretty Victorian fireplace, an en suite bathroom and tall sash windows. Alongside is a guest bedroom, again with Victorian fireplace, fitted wardrobes, and even a secret door leading through to the family bathroom. There are three further double bedrooms, one with an en suite bathroom, and a dressing room/bedroom six. There is also a large linen cupboard, and wooden staircase down to the kitchen, ideal for children throwing down their washing after a long walk in the countryside! The accommodation does not get much better, and has been very cleverly renovated with a huge amount of flair and attention to detail.





OUTSIDE, BOTHY & LODGE

The newly laid crunchy gravelled driveway quickly alerts owners of the postman's arrival and passes the Lodge on the right-hand side. This leads up to the main house, with ample parking for guests, and a large coach house and stable block which provides garaging with two original loose boxes. To the front of the Manor there is a pretty lawned area which is a former grass tennis court, with steps up to the driveway, and bordered by mature trees and the South Winterborne river. A gate leads into a magical garden, a perfect suntrap, and this leads up to the most wonderful Bothy restored to a very high standard with tiled flooring, open plan kitchen and sitting area with wood burning stove, a bedroom, and shower room. This would be ideal for guests or as a holiday rental, and almost too good for teenage children. It even has its own terrace with wonderful far-reaching views. The present owners happily lived here whilst renovating the main house and found it rather difficult to leave!

At the bottom of the drive is the Lodge, a truly superb building in its own right, which is also vacant. It has a lovely kitchen and dining area, and a ground floor bedroom with a shower room. There also a sitting room with a wood burning stove. There are two bedrooms and a bathroom on the first floor. Both these properties are far enough away from the main house not to encroach, and both have easy access and walks to the village and the countryside beyond, a true delight.

To the rear of the property there is a lovely walled orchard garden, awash with fragrant blossom in the spring, and in the autumn dripping in fruit; apples pears, plums, cherries, blackcurrants and peaches. The walls have trained fruit trees on them; fans and espaliers. There is an area of woodland to the west of the house, reached by a door in the walls of the orchard, and a separate building ideal for storing garden machinery. The main garden extends to approximately 1.9 acres. The paddocks lie to the east and are split in two by hedging and extend to approximately 3 acres. In total approximately 5 acres.

All in all, this is a truly wonderful property in an idyllic yet very convenient location.





LOCATION

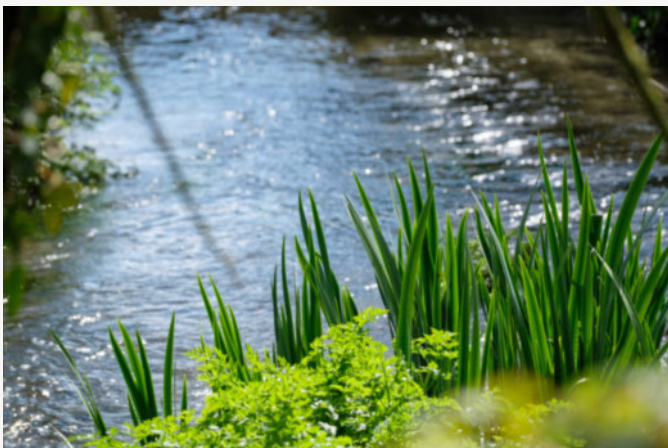
Rew is nestled in the beautiful Dorset countryside between the villages of Martinstown, also known as Winterborne St Martin, and Winterbourne Steepleton. Martinstown is without question one of the more favourable villages in the area, retaining an excellent range of facilities including The Brewers Arms public house, a village shop, the fine Parish Church of St Martin, and a village hall.

On the edge of Dorchester a couple of miles away is Poundbury, with a variety of independent shops & cafes, two public houses, The Poet Laureate, and The Duchess of Cornwall Inn, Poundbury garden centre and café, a small Waitrose, and the luxurious Monart Spa. Everyday life is supported with a veterinary surgery, pharmacy, a doctors' surgery and exercise studios.

The County Town of Dorchester town centre is 4 miles, with an excellent range of facilities including shops, restaurants, public houses, and Dorset County Hospital. Of particular note is the vibrant Conran-designed development at Brewery Square with its cinema, bars, restaurants and leading shops. There is a Waitrose, Tesco, and Lidl in Dorchester for everyday shopping and two railway stations with a fast regular service to London Waterloo and Bristol.

SPORTING & RECREATION

There is an excellent range of sporting and leisure pursuits in the area including golf at Dorchester Came Down, Yeovil and Sherborne, sailing and water sports at Weymouth and along the Dorset Heritage coast. Racing at Wincanton, Salisbury, Exeter, Bath and Taunton. Walking and riding in the surrounding countryside where there is a variety of footpaths and bridleways. The nearby World Heritage Jurassic coast is well known for its sailing, water sports, spectacular coastal path & beaches.



EDUCATION

This area is renowned for its schooling. State schools within catchment include Winterbourne Valley CE VA First School in Winterbourne Abbas, with middle schooling at Dorchester Middle School, and secondary education at the very highly regarded Thomas Hardye School, also in Dorchester. Public schools include the Sherborne Schools, Canford, Milton Abbey, Bryanston, and St Antony's Leweston. Preparatory schools in Sherborne, Sandroyd, Perrott Hill and Sunninghill in Dorchester.

PROPERTY INFORMATION

SERVICES: Mains electricity, water and drainage. Oil central heating. Underfloor heating in the bathroom of the Bothy, and the ground floor bathroom of the Lodge.

EPC: Rew Manor: E. Lodge: G. Bothy: F

COUNCIL TAX: Band G

LOCAL AUTHORITY: Dorset Council 01305 251000

AGENTS NOTE: There is a footpath crossing the paddock to the far east.

VIEWINGS: Strictly by appointment with Jackson-Stops

TENURE: Freehold with full vacant possession upon completion.

DIRECTIONS

Navigation by what3words: [///nudge.cornfield.classic](https://www.what3words.com/#!/nudge.cornfield.classic)
From the village of Martinstown on the B3159, head westerly towards Winterbourne Steepleton, passing the Brewers Arms on your right, and out of the main village. Stay on the B3159 round the S-bend, and Rew Manor is on the right hand side where the postbox is.





Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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