



VINES CLOSE HOUSE

DORCHESTER ROAD, STURMINSTER MARSHALL, WIMBORNE, DORSET

JACKSON-STOPS 



VINES CLOSE HOUSE
DORCHESTER ROAD, STURMINSTER MARSHALL, WIMBORNE, DORSET

A BEAUTIFULLY APPOINTED COUNTRY
HOUSE AND COTTAGE WITH IMPRESSIVE
ACCOMMODATION SET IN WONDERFUL
GROUNDS OF ABOUT 11.7 ACRES (4.74 HA).



DISTANCES

Village Centre 1 mile

Blandford Forum 6 miles

Wimborne 4 miles

Poole (Station) 7 miles

Bournemouth 11 miles

(all distances are approximate)

KEY FEATURES

- Comprehensively restored period house
- Impressive accommodation (over 7,000 sq/ft)
- Three formal reception rooms
- Family room, cinema and controlled wine store
- Smart home automation
- 7 bedrooms and 5 bath/shower rooms (4 ensuite)
- Detached 3 bedroom cottage (1,600 sq/ft)
- Wonderful treehouse, tennis court & swimming pool
- Landscaped garden and paddock.
- In all about 11.70 acres (4.74 ha)





DESCRIPTION

Vines Close is a striking house with an interesting history and although it may be older in parts, records show it was remodelled around 1886 to be the Dower House for the Henbury Estate. In the mid 80's the house found itself being used as a nursing home and in 2001 it was restored and returned it to something like its original layout by the previous owner. At over 7,000 sq ft it is a large house with impressive accommodation supplemented by an equally impressive, detached cottage, various other outbuildings and a wonderful treehouse. Our clients acquired the property in 2017 and they set about a further refurbishment, installing a new kitchen, replacing all the bathrooms and introducing the latest technology including Smart home automation for heating, lighting and access, an extensive array of solar panels (circa 15kWh), an air source heat pump and Tesla battery for the pool and new boilers for the heating system.

Having introduced all this technology, the owners have been careful with their presentation, and a clever choice of colours along with stone and hardwood floors has helped retain the character of the original Victorian house. Entering the reception hall, you are greeted by a flagstone floor and a winding Oak staircase with the drawing room and sitting room/study on either side, both with fine carved fireplaces. Going through to the back hall the dining room opens directly into the garden and beyond that the generous family kitchen/breakfast room with central island and Aga also has French doors out to the garden and another set of French doors open into a conservatory/garden room overlooking the pool. Off the back hall there are additional domestic offices (cloakroom, laundry and small office) and beyond that a large boot room connects through to the family/entertainment room which also has a magnificent temperature-controlled wine room with oak bins (contents optional). Upstairs the house is just as impressive with four double bedrooms, four bathrooms and cinema on the first floor and a further three bedrooms and a large bathroom on the top floor.

The principal bedroom suite is fabulous with a view over the garden and a walkthrough dressing room connecting to a luxurious bathroom. And the accommodation does not stop there; the newly refurbished Coach House is also noteworthy and comprises two reception rooms including a good kitchen/dining room, a ground floor bedroom with French style bath and ensuite shower room and two further ensuite bedrooms upstairs. The accommodation is extensive, beautifully presented and adaptable, making it perfect for a family with staff or multi generational living. Vines Close House might even be the basis of a small boutique hotel or exclusive holiday business. All the options are there but either way it is a fabulous house in a very convenient location.

OUTSIDE

Extending to about 11.70 acres (4.74 ha) in all, the landscaped garden and grounds are mainly on the south side of the house with a lovely outlook across garden and paddock towards Henbury Hall woods. Sweeping in from the road through secure gates, the formal garden extends to about 1.5 acres with a gravel drive and forecourt providing plenty of parking and connecting to the Coach House and an area where it would be possible to construct more extensive garaging (subject to consent). The formal gardens have been attractively designed and planted but now in need of a little TLC. There are large level lawns and well stocked borders running down to a post and rail fence against the paddock, and a beautiful Blue Cedar in the corner of the garden is a perfect location for a wonderful treehouse (double glazed with mains electricity and Wi-Fi). Beyond the garden room the heated swimming pool is surrounded by a terrace and BBQ area. The modern pool room includes additional garden storage and next to the pool there is a top quality En-tout-Cas tennis court with sand filled synthetic surface. The pony paddock beyond the garden extends to about 10 acres and includes a small Birch copse and solar panels down the east side, and in the opposite corner a stable block with two boxes, a feed store and tack room.

SITUATION

Vine Close House is situated on the edge of the parish of Sturminster Marshall, about a mile from the centre of the village which has a couple of pubs (The Golden Fox and The Red Lion), a post office, a couple of shops (including a pharmacy) and a well-regarded primary school. For a wider range of amenities, it is only a short drive into Blandford Forum with its attractive Georgian market square, M&S food hall, Tesco and Lidl superstores or Wimborne where there is a Waitrose, plenty of pubs and restaurants and the popular Tivoli theatre. The popularity of the village is enhanced by its excellent location in the Stour Valley, surrounded by lovely countryside but only a short drive from many of the region's vital business centres. It is an ideal base for commuting to Dorchester, Ferndown, Poole and Bournemouth. Direct access onto the A31 provides a quick link to the M27 for Southampton and Portsmouth, and the M3 up to London. Poole is the nearest station (London Waterloo about 2 hours).

The area owes a lot of its popularity to the wide selection of schools at all levels. In addition to good local primary and secondary schools, Poole retains boys' and girls' grammar schools (Parkstone) and independent schools in the area include Canford, Bryanston, Milton Abbey and Claysmore, as well as Dumpton and Castle Court prep schools. Badbury Rings and Kingston Lacy (National Trust) are on the doorstep and there are plenty of opportunities for sport and recreation. There are numerous golf courses and sports clubs nearby, and great opportunities for walking, water sports and sailing in Poole Harbour, Studland Bay and along Dorset's renowned Jurassic Coast.





PROPERTY INFORMATION

Tenure: Freehold.

Services: Mains gas, electricity and water. Private drainage (treatment plant) and extensive Solar (circa 15kWh).

Broadband and Mobile: Good broadband (Starlink connection and FTTC nearby) and reasonable mobile coverage.

Covenants and Easements: The Land Registry Official copy of the title suggests covenants and easements affect this property. Please seek specific advice from a solicitor.

EPC: Vines Close House band E (potentially C). Vines Close Cottage band E (potentially D)

Local Authorities: Dorset Council. 01305 221000
www.dorsetcouncil.gov.uk

Council Tax: Tax Band G (House). Charge for the year 2025/26 £4,295.98

Tax Band D (Cottage). Charge for the year 2025/26 £2,577.59

DIRECTIONS

For Satnav use: BH21 3RW and What3words: [solved.pairings.guards](#)

Head south from Blandford Forum on the A350 towards Poole and you will eventually reach Sturminster Marshall. Stay on the A350 driving through the village until you reach the roundabout. Take the first exit on to the A31 to Wimborne and Vines Close House is the 2nd entrance on the right. Our advice is to approach the property from the east (Wimborne direction) if all possible, turning round in the nearby Farm/Business entrance or Coventry Arms pub car park.

Viewing: Strictly by appointment with the agents: Jackson-Stops, Blandford Forum 01258 423 002

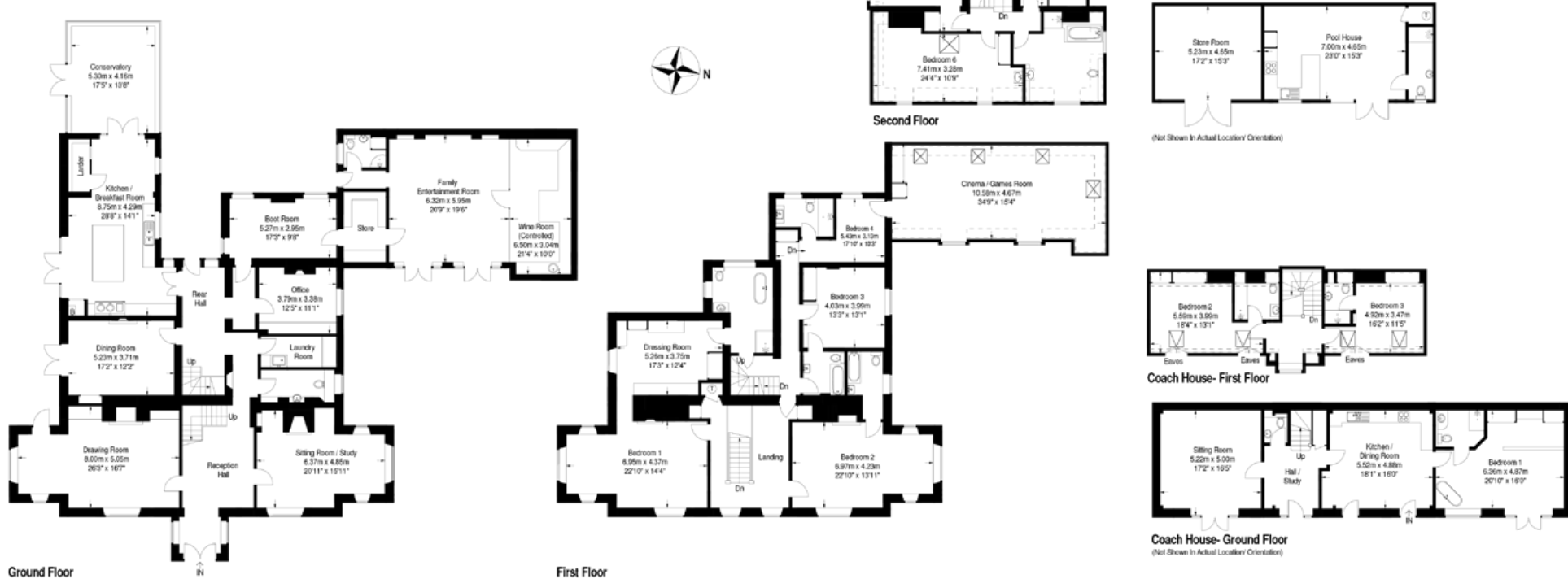
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APPROXIMATE GROSS INTERNAL FLOOR AREA; HOUSE = 668.5 SQ M / 7193 SQ FT

COACH HOUSE = 155.4 SQ M / 1673 SQ FT

POOL HOUSE = 64.0 SQ M / 689 SQ FT

TOTAL = 887.7 SQ M / 9555 SQ FT



Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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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