

WRAXALL MANOR



HIGHER WRAXALL • DORSET

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WRAXALL MANOR

HIGHER WRAXALL • DORCHESTER • DORSET

A historic Grade II Listed manor house with stable block,
garden and grounds of about 7 acres located
in a small hamlet surrounded by open countryside*

Entrance hall • Galleried staircase hall • Drawing room • Dining room • Library
Inner hall • Boot room • Cloakroom • Garden room
Sitting room • Kitchen/breakfast room with Aga and Utility Room • Galleried landing
Master bedroom with en suite bathroom and dressing area
Bedroom 2 with en suite bathroom • Study • 6 further bedrooms • 2 bathrooms and shower room
Integral 2 storey annexe known as Chapel Cottage with hall, sitting room, study, kitchen and 2 bedrooms
Annexe known as Squirrel Cottage with sitting room, kitchen, bedroom and shower room
Semi circular parking area with inset lawn
Detached stable block with clock tower, garaging, stabling, tack room and hayloft
Adjacent area of lawn
Formal gardens laid to lawn with mature trees, well stocked beds and borders
Various useful outhouses
Swimming pool
All weather tennis court
Paddock to pasture
Views over surrounding countryside



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Situation

Wraxall Manor is located in Higher Wraxall which is a small hamlet in West Dorset. Nearby villages of note include Rampisham, Cattistock, Evershot and Maiden Newton which between them have a variety of everyday amenities including churches, shops, garages, public houses and at Maiden Newton a branch line station with a service between Weymouth and Bristol. Towns in the area include Beaminster, Bridport, the County Town of Dorchester, Sherborne and Yeovil, all of which have an excellent variety of shopping, educational and recreational facilities. Communications in the area include mainline railway services at Crewkerne, Dorchester, Sherborne and Yeovil with a regular service to London Waterloo. The A303 can be joined to the north of Yeovil and the A35 to the south at Dorchester. Independent schools in the area include Perrott Hill at North Perrott, Sherborne School for Girls, Sherborne School for Boys and Sherborne Preparatory School as well as Leweston and a variety of state schools in the larger towns with primary schools in Maiden Newton and Evershot. Sporting facilities include water sports along the Dorset coast at Poole Harbour, Weymouth Bay and the Jurassic Coast as well as golf at Sherborne, Yeovil and West Bay and horse racing at Wincanton, Exeter and Bath.

Description

Wraxall Manor dates mainly from the early 17th Century with later additions; some parts are considerably older. It has distinctive stone elevations under a slate roof with many stone mullion windows and a striking Jacobean front elevation. The property currently requires modernisation and has excellent spacious accommodation including 4 reception rooms, staircase hall, kitchen with Aga, garden room, 8 bedrooms, 4 bathrooms and shower room as well as an integral 2 bedroom annexe known as Chapel Cottage and 1 bedroom annexe known as Squirrel Cottage. Features include good ceiling heights to the main reception rooms, many window seats, drawing room with panelled walls and Neo Classical style fireplace, stone fireplace in dining room, kitchen with Aga, galleried staircase hall and landing. The interior was remodelled in about 1905, possibly by the young Edward Lutyens. The gardens are another delightful feature being walled with many areas of lawn, well stocked flower and shrub beds as well as a swimming pool, All Weather tennis court, paddock and a detached stable block with garaging, stabling and clock tower.





History

Wraxall Manor as it is today is believed to date from circa 1630 although the manor itself is mentioned in the Domesday Book where Wraxall is known as Brocheshale. The owner at that time was William Lawrence who inscribed his name on an internal mullion and was a distinguished Parliamentarian in the time of Cromwell. Other owners have included John Stein who was a member of the Stein family of Whisky distillers and William Busk who established a cattle ranch in Texas and founded the remote town of Gouldbusk which still exists. During World War II the house was requisitioned by the Ministry of Defence and for a time occupied by 62 Commando who were known as the Small Scale Raiding Force, later the SAS. The house is also mentioned in Pevsner who describes it as being "an orderly and harmonious stone house of circa 1630, quite large but quite without idiosyncrasies."

Accommodation

Please see floor plans.

Outside

To the front of Wraxall Manor there is a semi circle with central lawn adjacent to which is a Stable Block with stone and brick elevations under a tiled roof and clock tower, central archway, storeroom with loft over, two garages with double doors and four loose boxes with dividers and iron railings and stone floor. The gardens are a delightful feature of the property being predominantly walled to provide a good degree of privacy and include areas of lawn interspersed with well stocked flower and shrub beds and borders as well as hedging and a good variety of mature trees. There is also a further area of parking and courtyard with adjacent outhouses including greenhouse and garden shed. Beyond the gardens is an All Weather tennis court and swimming pool as well as an area of paddock which is currently laid to pasture. The gardens provide fine views across the surrounding undulating countryside.







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Gross internal area (approx) :-

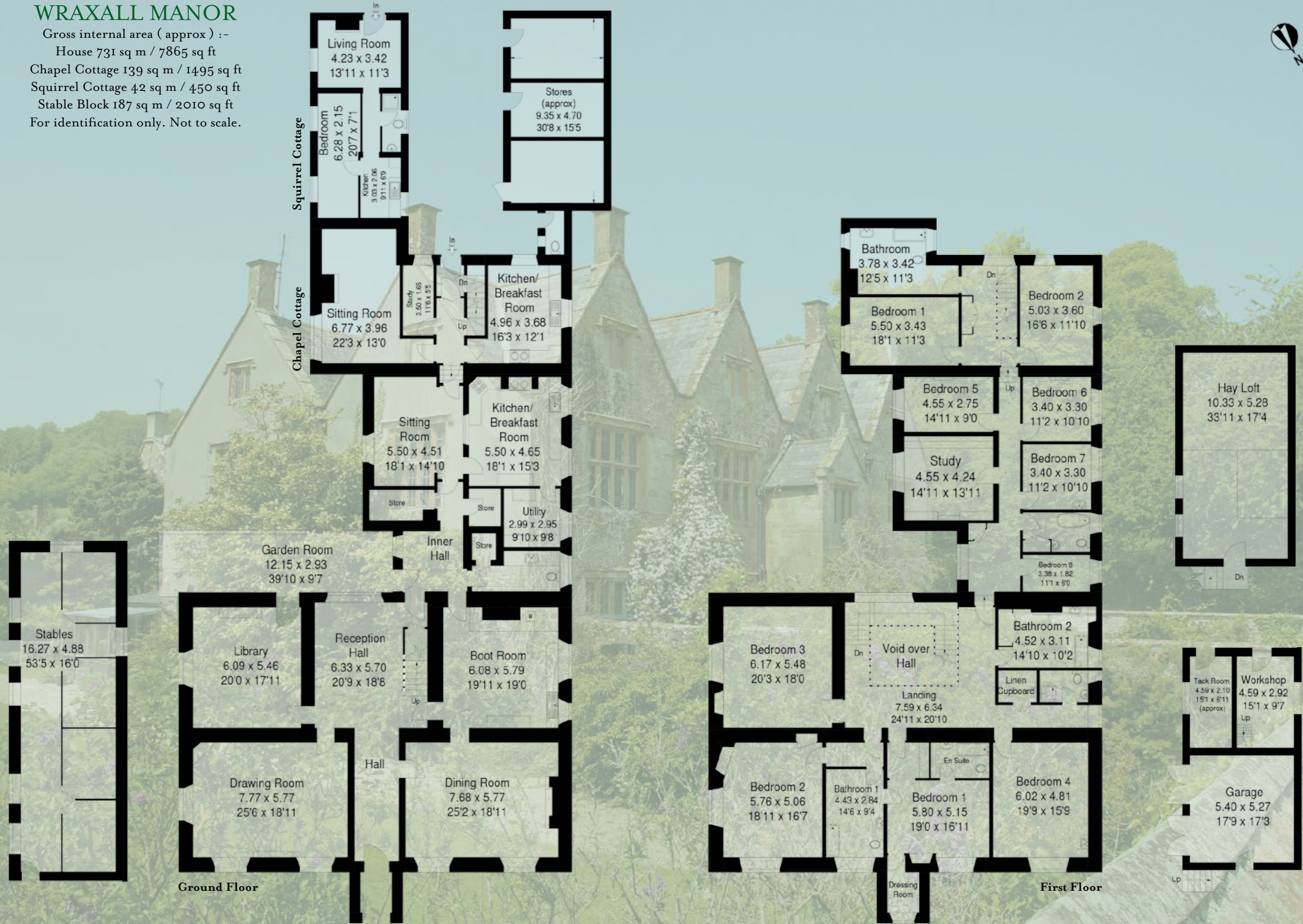
House 731 sq m / 7865 sq ft

Chapel Cottage 139 sq m / 1495 sq ft

Squirrel Cottage 42 sq m / 450 sq ft

Stable Block 187 sq m / 2010 sq ft

For identification only. Not to scale.



Ground Floor

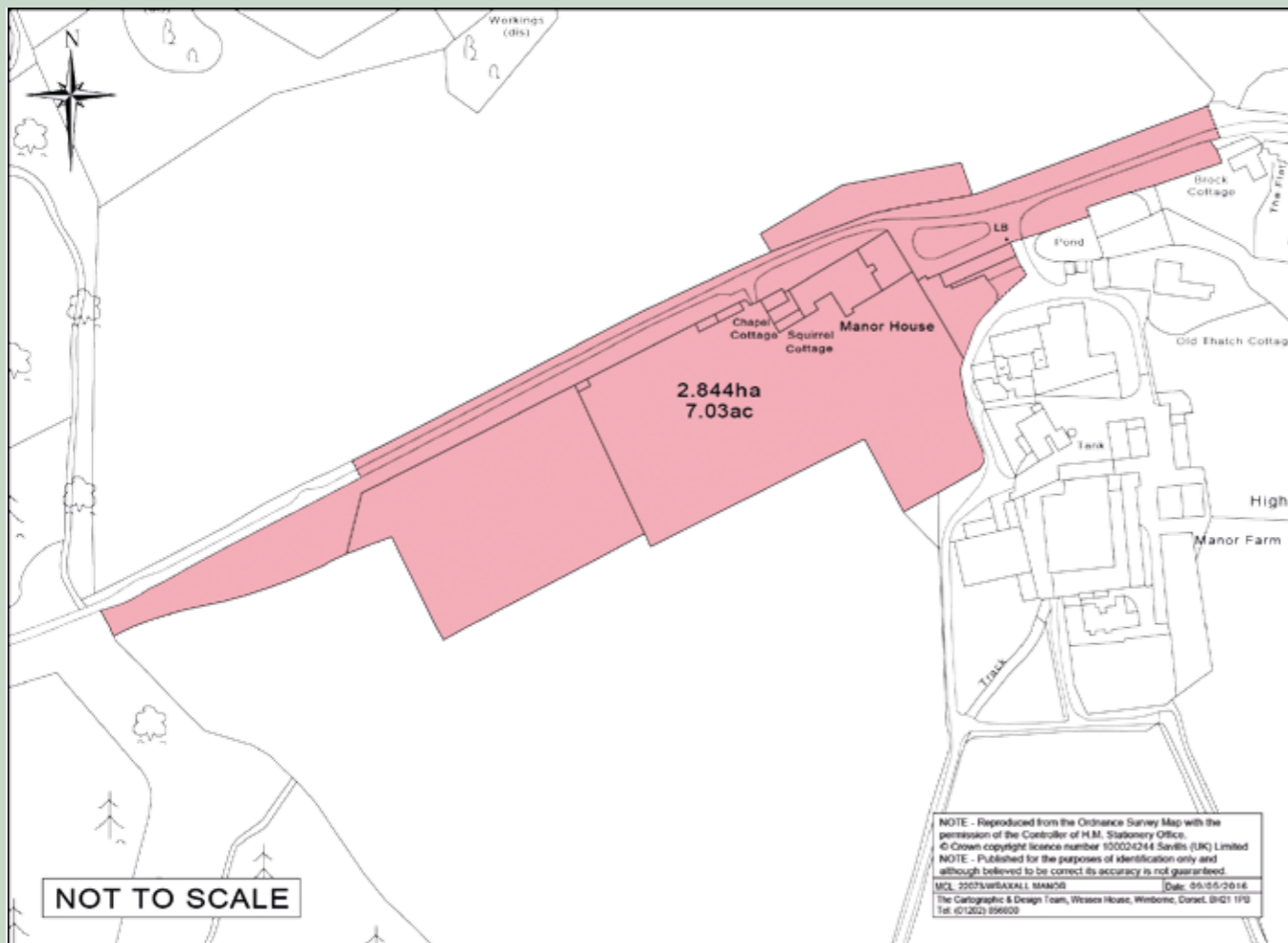
First Floor







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General Remarks and Stipulations

For sale freehold with vacant possession.

Local Authority

West Dorset District Council, South Walk House, South Walks, Dorchester, Dorset DT1 1UZ. Telephone 01305 251 010.

Fixtures and Fittings

All fixtures, fittings and garden statuary are excluded from the sale, although some may be available by separate negotiation.

Services

Mains electricity. Private water and drainage. Oil fired central heating to the majority of rooms. Please note that the working condition of any of the services or kitchen appliances have not been

Important Notice

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checked by the agents but at the time of taking particulars we were informed they were all in working order.

Postcode DT2 0HP

Directions

From Dorchester take the A37 and turn left onto the A356 after Grimstone. Proceed along this road through Maiden Newton and when you reach the top of the hill take the turning on your right hand side which is signposted Wraxall. Continue along this lane and after passing through an area of woodland, you will find Wraxall Manor on your right hand side.

Viewing

Strictly by appointment with Savills.

