

# WINTERFIELD

MELBURY ABBAS • DORSET



Winkworth

JACKSON-STOPS 

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**WINTERFIELD  
MELBURY ABBAS, DORSET, SP7 0DS**

AN OUTSTANDING ARTS AND CRAFTS HOUSE  
CENTRALLY SITUATED IN ABOUT 35 ACRES OF  
GARDENS AND GROUNDS



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## ACCOMMODATION

### Ground Floor

- Reception Hall
- Cloakroom
- Drawing Room
- Dining Room
- Study
- Kitchen/Breakfast Room
- Family Room
- Separate WC
- Utility Room
- Cellar

### First Floor

- Galleried Landing
- Master Bedroom with En-Suite Bathroom/Dressing Room
- Four First Floor Bedrooms with En-Suite Bath/Shower Rooms

### Second Floor

- Two Further Bedrooms with En-Suite Bathrooms
- Study/Studio Room

### Burnbeck Cottage

- Three Bedrooms

### Outside

- Garaging (with ancillary accommodation above)
- Indoor Swimming Pool
- Gymnasium
- Barn
- Tennis Court
- Stone Outbuildings
- Gardens
- Grounds

In all about 35 acres



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## DISTANCES

SHAFTESBURY 2.5 MILES

A303 7 MILES

BLANDFORD 9 MILES

SHERBORNE 19 MILES

SALISBURY 20 MILES

BATH 36 MILES

(ALL DISTANCES APPROXIMATE)

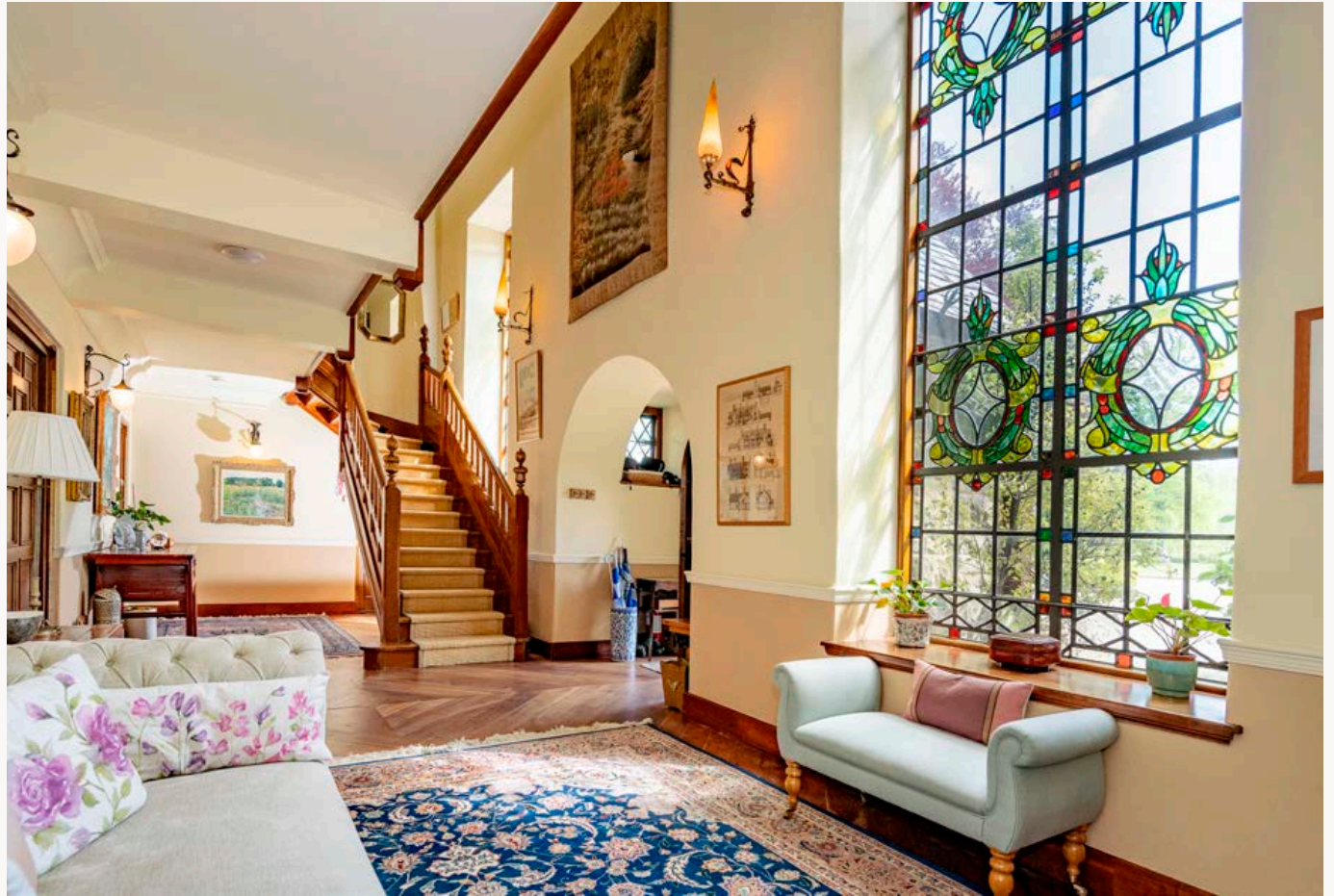
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## THE PROPERTY

Situated in an area of outstanding natural beauty and in the centre of its grounds with a spectacular outlook, Winterfield was built in 1921 by Edward Turner Powell, much of whose work was in the Arts and Crafts Style.

Constructed of local sandstone under a tiled roof, the current owners have sympathetically re-furnished the house with meticulous attention to detail; the wiring and plumbing have been upgraded, with underfloor heating in the majority of the ground floor rooms. Of particular note is the drawing room with an impressive stone fireplace with wooden over mantel, the entrance hall with full length stained glass, and the galleried landing. Other works have included the erection of the garage building, with ancillary accommodation over, in 2007/8 and the building of the swimming pool in 2010 with external stonework matching the original and folding doors with terraces on both East and West taking full advantage of the outstanding outlook. The building has an oak frame and American hardwood decking; in the same year the gym was built with hardwood floors and underfloor heating; this could be put to a variety of alternative uses subject to the usual planning consents.

Included in the sale is Burnbeck Cottage, built in the early 1980s with brick elevations under a tiled roof, and screened from the main drive by beech hedging. Please see the attached floorplans for details of the accommodation.

















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## OUTSIDE

Winterfield is approached off White Pit Lane through electric gates onto a gravel drive leading to a circular car parking and turning area, adjoining which is an area of hardstanding with triple garage and ancillary accommodation above. A spur leads off the drive to the gym (with underfloor heating and shower room), a modern barn and to the floodlit tennis court.

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## THE GARDENS

These are a particular feature and comprise a mixture of formal and informal gardens. At the front of the house there is a large expanse of lawn with an area of wild garden flanked by box hedging and trees. The current owners have opened up the vistas with a belt of mature specimen trees offering protection from the East.

To the West and rear of the property there is a delightful partly walled garden with a variety of stone outbuildings, a lawned area flanked by colourful flower and shrub borders and a terrace from which there are magnificent views over the lakes.

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## THE LAND

Winterfield sits in the centre of its land. To the North there is a flat paddock of approximately 8 acres with a field gate onto the lane, while to the South there are rolling paddocks with spring fed ponds flanked by a protective shelter belt of mature trees.

There is a footpath on the northern boundary of the property.

In all about 35 acres.

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## SITUATION

Situated to the south of Melbury Abbas, Winterfield is on the western fringe of the Cranborne Chase. Shaftesbury, a Saxon hilltop town which dates back to the times of Alfred the Great, has a good range of facilities including cafes, restaurants, niche retailers, a boutique hotel, banks, supermarkets, small hospital, library, health centre and an arts centre. More comprehensive facilities can be found in Salisbury to the east, the Georgian spa town of Bath to the north and Sherborne to the east. Mainline railway stations are both Gillingham and Tisbury (London-Waterloo) and the A303 lies some 7 miles to the north giving access to the south west and London via the M3. There are international airports at Bournemouth, Bristol and Southampton (about 27, 44 and 48 miles respectively).









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## EDUCATION

There is a wide choice of schooling locally from both the private and state sectors. Local independent schools include; Port Regis, Clayesmore, Sandroyd, Hazlegrove, Knighton House, Hanford and Sherborne Prep. Senior schools include Bryanston, Clayesmore, Leweston School, Sherborne, Sherborne School for Girls and King's Bruton.

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## SPORTING AND RECREATION

There is magnificent walking, riding and cycling over the Cranborne Chase and the Blackmore Vale. There is racing at Wincanton, Salisbury and Bath. Golf at Rushmore, Sherborne and Ashley Wood (Blandford). Theatres at Salisbury, Poole, Bournemouth and Bath, and watersports on the South coast.

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## DIRECTIONS (SP7 ODS)

Approaching from the A303 take the A350 South to Shaftesbury. Reaching Shaftesbury head east on the A30 for a short distance and then turn right on to the B3081 south signed Cann Common and Melbury Abbas. Turn left onto the B3081 and then, after about ½ mile, right down White Pit Lane; continue down the lane and Winterfield will be seen on the right hand side.

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## PROPERTY INFORMATION

**Services:** Private supply and mains water, private treatment plant, mains electricity, oil fired central heating.

**Tenure:** Freehold.

**Local Authority:** Dorset County Council: [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

**Council Tax:** Winterfield: Band H.

Bumbeck Cottage: Band D

**EPC:** Winterfield: Band E

Bumbeck Cottage: Band D

**Agents Note:** Photographs were taken in 2021

**Viewing:** Strictly by appointment with the joint agents Jackson-Stops, Shaftesbury. Telephone: 01747 850858 and Winkworth Salisbury. Telephone: 01722 443000.



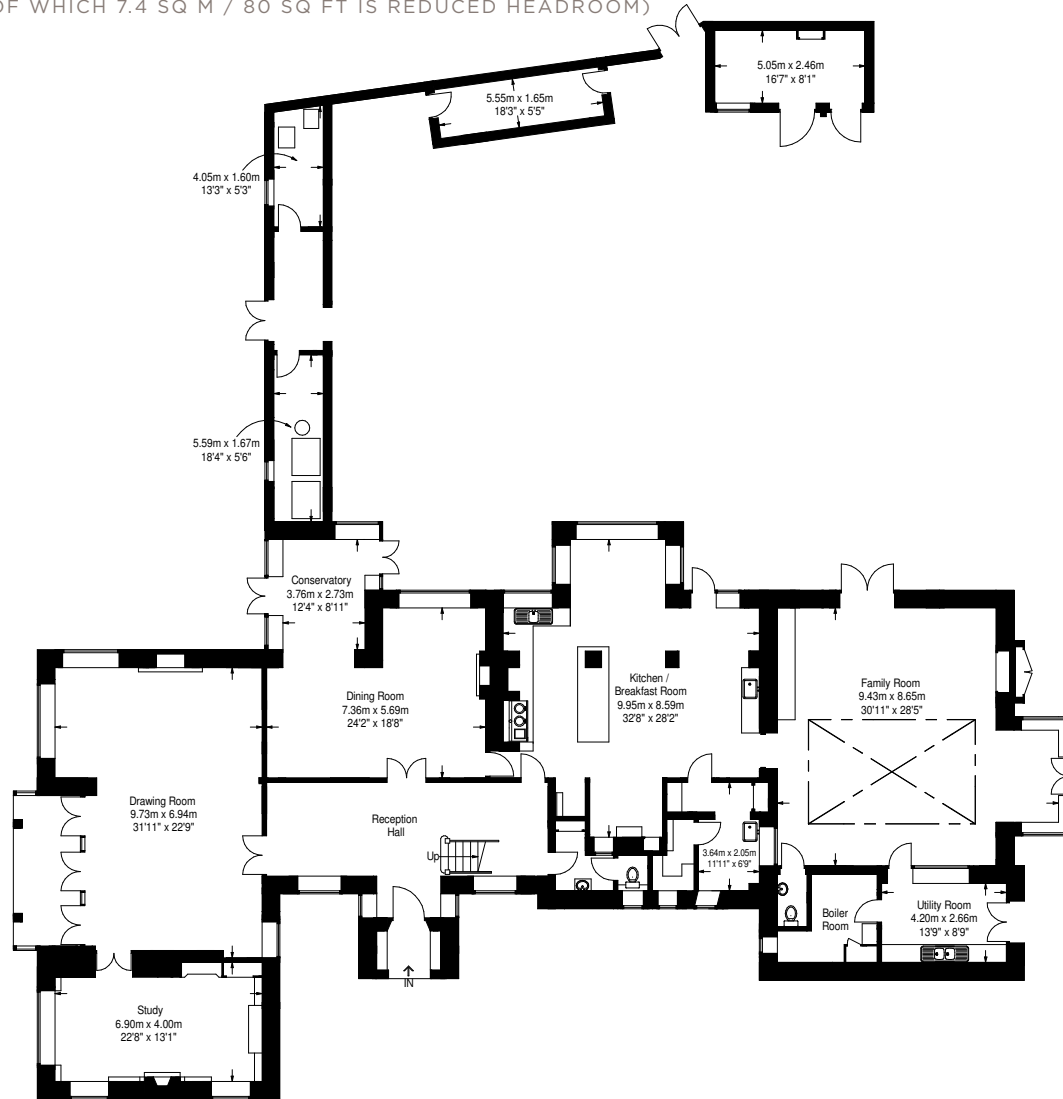


# WINTERFIELD MELBURY ABBAS, DORSET SP7 0DS

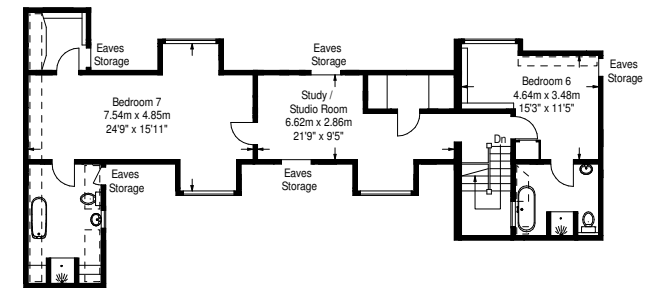
TOTAL APPROX. FLOOR AREA

MAIN HOUSE: 7,630 SQ FT / 708.9 SQ M

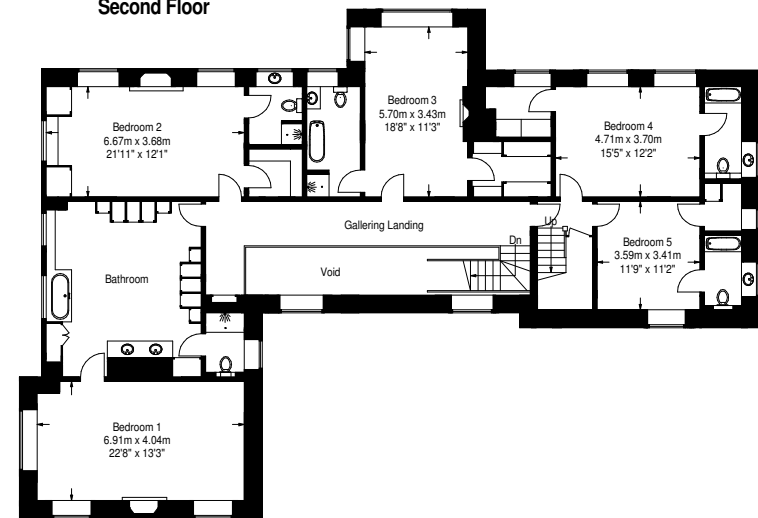
(OF WHICH 7.4 SQ M / 80 SQ FT IS REDUCED HEADROOM)



Ground Floor



Second Floor



First Floor



# WINTERFIELD MELBURY ABBAS, DORSET SP7 ODS

TOTAL APPROX. FLOOR AREA

COTTAGE (INCLUDING GARAGE): 1,200 SQ FT / 111.5 SQ M

GARAGE (INCLUDING FIRST FLOOR ACCOMMODATION): 1,102 SQ FT / 102.4 SQ M

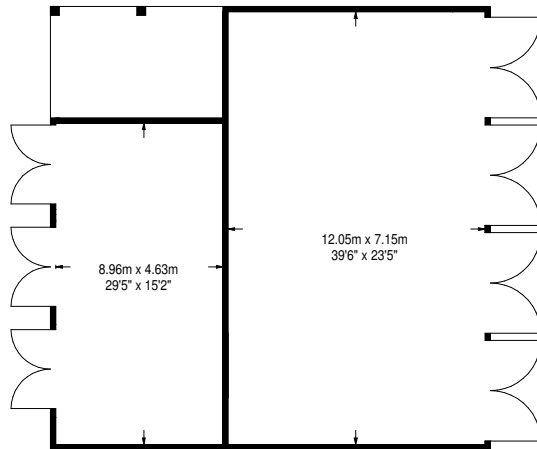
SWIMMING POOL BUILDING: 1,515 SQ FT / 140.8 SQ M

GYM BUILDING: 909 SQ FT / 84.3 SQ M

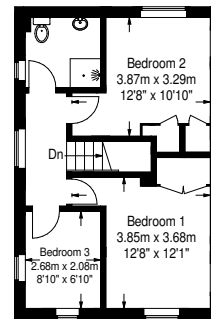
BARN (INCLUDING GARAGE): 1,376 SQ FT / 127.8 SQ M

TOTAL: 6,102 SQ FT / 566.8 SQ M

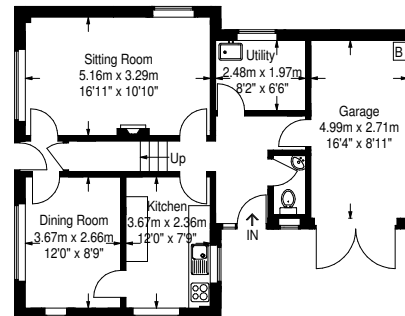
(OF WHICH 6.5 SQ M / 70 SQ FT IS REDUCED HEADROOM)



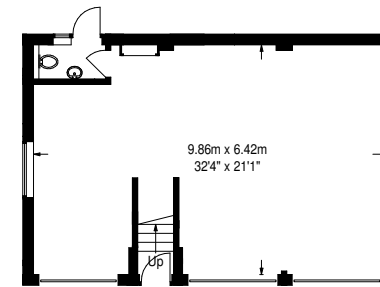
**Barn Building**



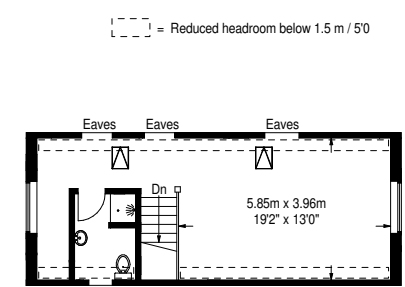
**Cottage - First Floor**



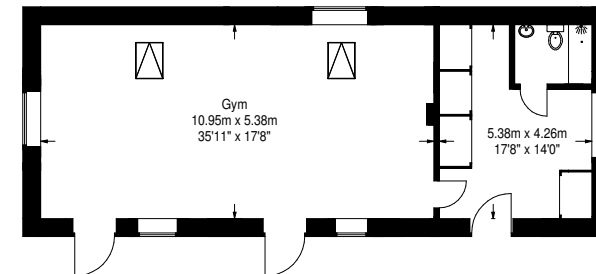
**Cottage - Ground Floor**



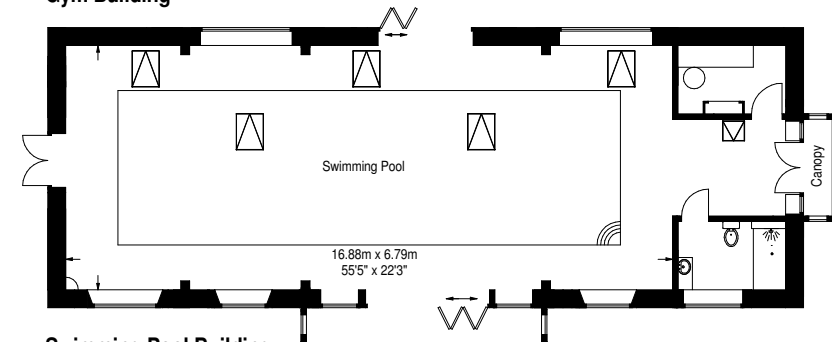
**Garage - Ground Floor**



**Garage - First Floor**



**Gym Building**



**Swimming Pool Building**

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.





SHAFTESBURY

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Winkworth

JACKSON-STOPS



PROPERTY EXPERTS SINCE 1910