

# LITTLE COURT

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CHARMINSTER • DORSET





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CHARMINSTER • DORCHESTER • DORSET • DT2 9PZ

Dorchester 2 miles • Weymouth 11 miles • Yeovil 19 Miles • Sherborne 17 miles • Dorchester Station to London Waterloo 160mins

(Mileages and times are approximate)

*A most handsome Edwardian country house and grounds  
with 5 star rated bed and breakfast accommodation  
situated close to the county town of Dorchester*

Reception hall • Drawing room • Dining room • Sitting room • Kitchen • Utility room • Pantry  
Cloakrooms • Office • 3 ground floor bedrooms • 2 bathrooms

First floor: 8 bedrooms • 8 bathrooms

Outside:

Beautiful landscaped gardens with swimming pool • Tennis court and copse  
Garaging garden workshop and summer house.

Planning consent for further accommodation  
WD/D/17/001255 & WD/D/17/001256

IN ALL ABOUT 2.43 ACRES

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YOUR ATTENTION IS DRAWN TO THE IMPORTANT NOTICE ON THE LAST PAGE OF THE TEXT









## SITUATION

Charminster is situated about 2 miles north of the County town of Dorchester, a thriving town known for its Roman origins as well as its literary connections to Thomas Hardy who lived and worked in the town. In the town there are an excellent range facilities including many independent and national shops, a number of restaurants, public houses and supermarkets including Waitrose, Sainsbury and Tesco. The recently developed Brewery, known as Brewery Square provides a popular plaza, Odeon cinema and restaurants including Cotes Brassiere and Wagamamas. On Wednesday there is a weekly street market in the town centre and railway connections to London Waterloo are approximately 2 hours 40 minutes. The coastal resort of Weymouth lies just 11 miles to the South with its charming harbour, awarding winning sandy beach and at Portland is the national sailing academy. Weymouth forms part of the Jurassic coastline UNESCO world heritage site with its glorious south west coastal path.









## DESCRIPTION

Little Court was completed in 1909 in the Arts and Crafts style and is understood to have been designed by Percy Morley Holder well known for his work during the early part of the 20th century.

Little Court is a most handsome house constructed of brick with rendered elevations and hung clay tiles, arranged in a courtyard style around a central gravelled paring area with accommodation arranged over 2 floors. To the North a wing originally constructed to house cars, coaches stables and a harness room has now been incorporated into the house providing an impressive main reception hall with guest accommodation above and to the South the main drawing room, with Delph tiled fireplace, has charming views over the beautiful landscaped grounds, designed in the Gertrude Jekyll style. The first floor is given over to guest bedrooms with en suite bathrooms and is currently in use for bed and breakfast however the house could revert back to its original use as a family home if required (subject to the necessary planning consents.) The property is presented in good order throughout having been improved and updated over recent years and incorporates some lovely period features including stone mullion windows with leaded lights and open fireplaces in a number of the rooms.









# LITTLE COURT

Gross Internal Area (approx)

House = 585.3 sq m / 6300 sq ft

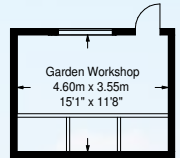
Garden Workshop = 16.3 sq m / 175 sq ft

Large Garage = 51 sq m / 549 sq ft

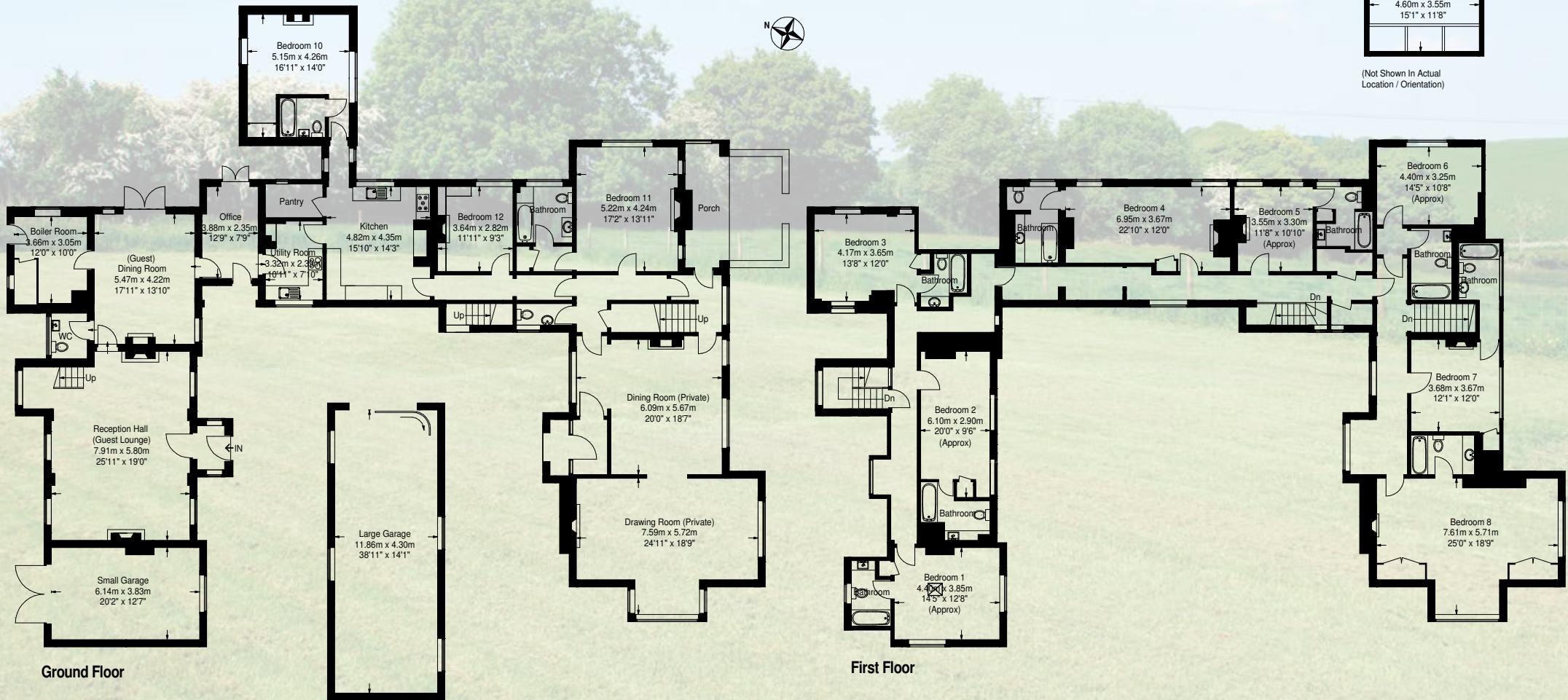
Small Garage = 24.4 sq m / 263 sq ft

Total = 677 sq m / 7287 sq ft

For identification only. Not to scale.



(Not Shown In Actual  
Location / Orientation)



(Not Shown In Actual  
Location / Orientation)













## Outside

From the road impressive stone pillars give access to a gravelled driveway and parking area within a courtyard at the front of the house. To the north of the house there is access to the garages. The remainder of the gardens surround the house with the main walled garden being particularly impressive to the rear.

The gardens were part of the original design by Holder and inspired by Gertrude Jekyll and noted in the publication gardens for small country houses (1912). Within the walled garden is an outdoor swimming pool with covered gazebo changing area and a series of paths dissect the lawn. Throughout the walled garden and beyond the boundaries of it there are a wealth of mature hedges, some fine trees, shrubs and plants providing a wonderful setting for the house. Beyond the walled garden is a hard tennis court beyond which there is a paddock and to the south east of the property is a large sweeping lawn.









## GENERAL REMARKS AND STIPULATIONS

### Council Tax

West Dorset Council DT2 9PZ

Band A

Please note the property is currently registered for business rates

### Services

Mains gas, electricity and water. Private drainage.

### Directions

From the south proceed through Dorchester to Top-o-Town roundabout and turn right down 'The Grove' to Loders petrol station where upon you turn right onto the old Sherborne road. Proceed over the bridge and past the Sun Inn on the right hand side. Continue up the hill and Little Court will be found on the right hand side after approximately 500 meters.

### Viewing

Strictly by appointment with Savills.

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