

LITTLE COURT

CHARMINSTER › DORSET





LITTLE COURT

CHARMINSTER · DORCHESTER · DORSET · DT2 9PZ

Dorchester 2 miles • Weymouth 11 miles • Yeovil 19 Miles • Sherborne 17 miles • Dorchester Station to London Waterloo 160mins
(Distances are approximate)

A most handsome Edwardian country house Hotel and grounds with 5 star rated 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



Savills Wimborne
Wessex House
Priors Walk
Wimborne, BH21 1PB
ashley.rawlings@savills.com
01202 856873





SITUATION

Charminster is situated approximately two 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 of facilities including many independent and national shops, a number of restaurants, public houses and super markets 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 two 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 built 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 parking area with accommodation arranged over two 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 guest reception room with guest accommodation above and to the South the main private drawing room, with Delph tiled fireplace has charming views over the beautiful landscaped grounds, designed in the Gertrude Jekyll style.

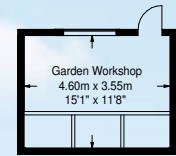
The first floor is given over to guest bedrooms with en suite bathrooms and is currently in use for bed and breakfast. The property is presented in good order throughout having been improved and updated over recent years and incorporates some lovely period features including stone mullion windows with leaded lights and open fireplaces in a number of the rooms. 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

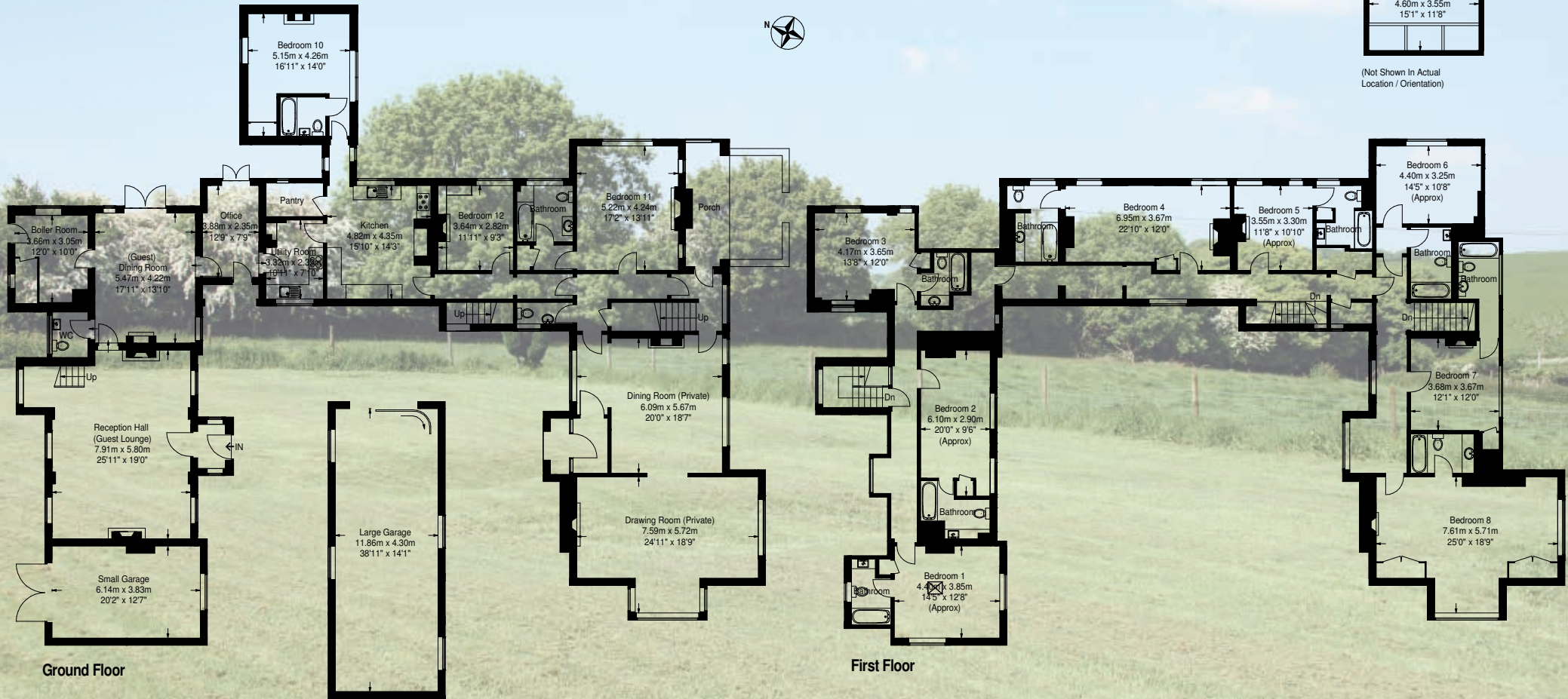




Approximate Gross Internal Area
House = 585.3 sq m / 6300 sq ft
Garden Workshop = 16.3 sq m / 175 sq ft
Large Garage = 51 sq m / 549 sq ft
Small Garage = 24.4 sq m / 263 sq ft
Total = 677 sq m / 7287 sq ft



(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)







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

BUSINESS RATES

Please note the property is currently registered for business rates.

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

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.

AGENTS NOTE

We are advised that there is a proposal for new housing on land to the East of the property. Details on request.

IMPORTANT NOTICE Savills and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function, and prospective purchasers/tenants should satisfy themselves as to the fitness of such equipment for their requirements. Particulars produced October 2021. Photos taken June 2018.

