



**ST EDWARDS CHANTRY**  
BIMPORT, SHAFTESBURY

**JACKSON-STOPS** 

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**ST EDWARDS CHANTRY  
BIMPORT, SHAFTESBURY SP7 8DA**

A FINE PERIOD HOUSE, LISTED GRADE II, IN  
A LARGE SECLUDED GARDEN WITHIN A LEVEL  
WALK OF THE TOWN CENTRE.



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### **DISTANCES**

GILLINGHAM 5 MILES

A303 8 MILES

SHERBORNE 16 MILES

SALISBURY 18 MILES

(ALL DISTANCES APPROXIMATE)

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### **ACCOMMODATION**

#### **Main House**

- Entrance Hall
- Drawing Room
- Library
- Dining Room
- Kitchen/Breakfast Room
- Music Room/Bedroom
- Sewing Room
- Five/Six Bedrooms
- Three Bathrooms
- Cloakroom/Utility Room
- Cellar

#### **Stable Cottage**

- Sitting Room
- Kitchen/Dining Room
- Two Bedrooms
- Bathroom

#### **Outside**

- Double Garage and Workshop
- Greenhouse
- Potting Shed
- Tennis Court
- Gardens and Grounds of 1.86 acres

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## SITUATION

St Edwards Chantry lies at the end of Bimport in a stunning and secluded setting within a level walk of the town centre. Shaftesbury, a Saxon hilltop town which dates back to the times of Alfred the Great who founded the Abbey in the 9th century, has a good range of facilities. These include cafes, restaurants, niche retailers, a boutique hotel, banks, supermarket, a small hospital, library, health centre and an arts centre. More comprehensive facilities can be found in the Cathedral city of Salisbury to the east, the Georgian spa town of Bath to the north and Sherborne to the west. There are mainline railway stations at both Gillingham and Tisbury (London Waterloo) and the A303 lies some 8 miles to the north, giving access to the south west and London, via the M3.

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## THE PROPERTY

St Edwards Chantry is a fine period house lying at the end of Bimport an area of the town reputed to have been the site of the original Saxon settlement. Listed Grade II of special architectural and historic interest, the property's origins lie in the single storey stone building reputedly dating from the early nineteenth century. Subsequently a two-storey addition was added to the south side which has resulted in some particularly fine reception rooms and bedrooms with far reaching views.

Attributes worthy of particular mention include some fine internal architectural detail such as the panelling to the dining room, some parts possibly dating back to the 1600's, carved stone work of gothic design, some mullioned and transomed windows and some carved doors rumoured to have come from Fonthill Abbey. Perhaps of less relevance, the owner of St Edwards Chantry also has the benefit of a 'beast lease', the right to graze a heifer on St James' Common! While the majority of the accommodation lies on the ground floor some remodelling could be done, subject to the usual consents.

Within the grounds is Stable Cottage, a converted coach house, providing two bedrooms.







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## OUTSIDE

Approached off Bimport, and flanked by a green sandstone wall, the drive leads to an ample car parking area and a detached double garage and store.

The gardens and grounds deserve a special mention providing a high degree of seclusion, unusual for a town centre property, and containing many unusual plants, and latterly to include plants to attract insect pollinators. There are some fine specimen trees. The gardens lie principally to the south where there are terraced lawns with shrub and herbaceous borders. Beyond the formal lawns a path leads through a Chinese style garden to a hard tennis court (in need of re-surfacing) bounded by trees and shrubs. In all the gardens and grounds extend to 1.86 acres.

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## PROPERTY INFORMATION

**Services:** Mains water, electricity, gas and drainage. Gas fired central heating.

**Tenure:** Freehold with vacant possession on completion

**Local Authority:**

North Dorset District Council: Telephone: 01258 454111

Dorset County Council: Telephone: 01305 251000

**Council Tax:** Band G

**EPC:** Exempt

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## EDUCATION

The area is particularly well catered for with educational facilities which include Clayesmore, Sherborne, Sherborne School for Girls, Leweston School, St Mary's Shaftesbury and Bryanston. Prep Schools include; Sandroyd, Port Regis, Clayesmore Prep, Hanford and Knighton House.

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## SPORTING AND RECREATION

Magnificent walking, riding and cycling over the Cranborne Chase and the Blackmore Vale. Racing at Wincanton and Salisbury. Golf at Rushmore Park. Theatres at Salisbury, Bath, Poole and Bournemouth. Water sports on the south coast.

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## DIRECTIONS (SP7 8BA)

From the centre of Shaftesbury with The Grosvenor Hotel on your left continue for a short distance and turn left into Bimport. Continue along Bimport until a sharp left-hand bend and the entrance to St Edwards Chantry will be seen in front of you.

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## VIEWING

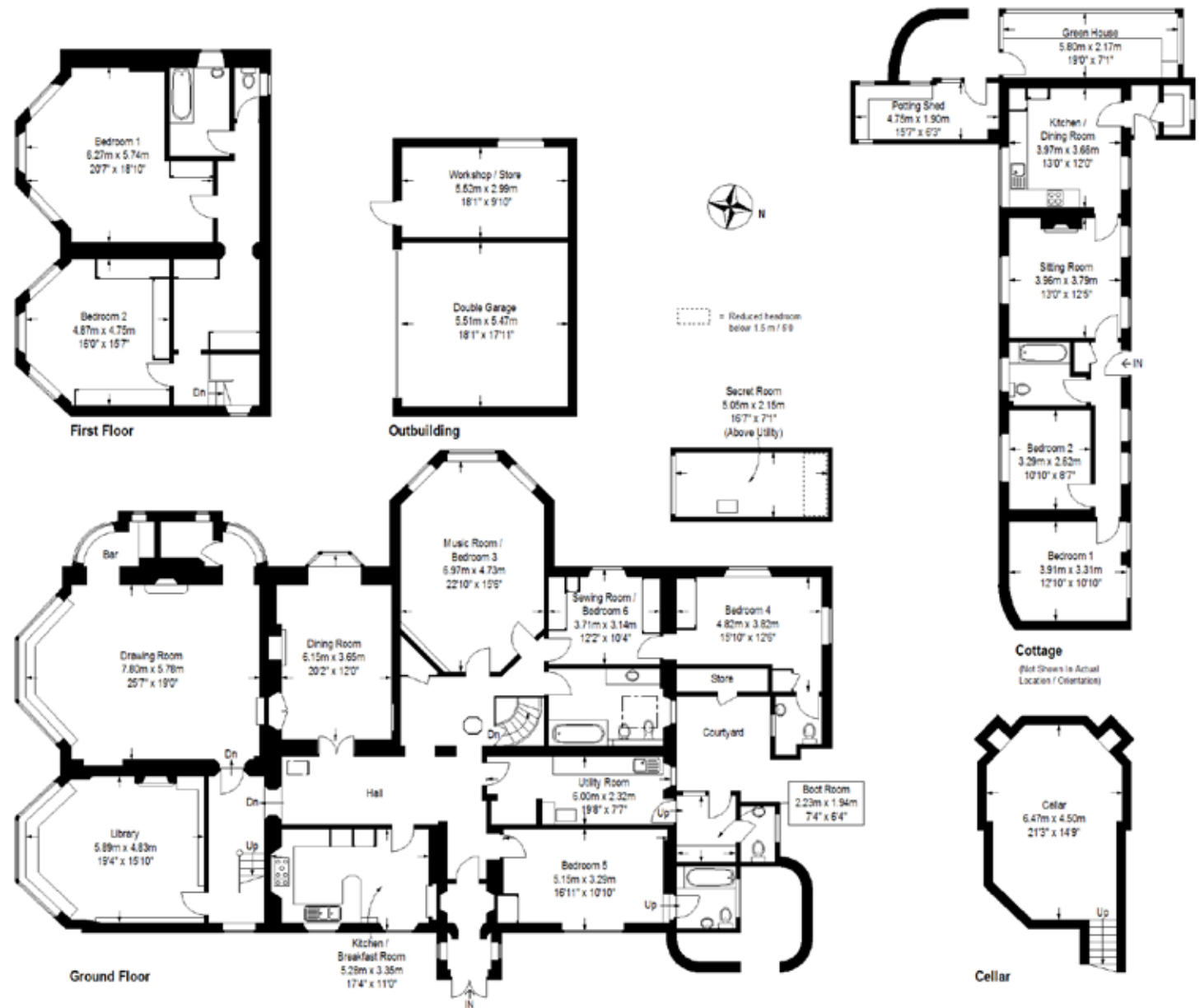
Strictly by appointment with the sole agents Jackson-Stops, Shaftesbury. Telephone: 01747 850858

# ST EDWARDS CHANTRY BIMPORT, SHAFTESBURY SP7 8DA

APPROX GROSS INTERNAL AREA  
HOUSE: 4200 SQ FT / 390.2 SQ M  
CELLAR: 286 SQ FT / 26.6 SQ M  
COTTAGE (INCLUDING GREEN HOUSE/  
POTTING SHED): 1006 SQ FT / 93.5 SQ M  
OUTBUILDING: 511 SQ FT / 47.5 SQ M  
TOTAL: 6003 SQ FT / 557.8 SQ M

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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