



ALDON HOUSE

Dorchester Road, Yeovil, Somerset BA20 2RH

GILYARD
SCARTH

5 ALDON HOUSE

The principal wing of an important Grade II Listed mansion with spacious accommodation retaining many period features set in 3½ acres of gardens with fine views and adjacent to parkland.

- Gracious wing of a country house
- Many period features
- Stunning vistas
- Adjacent to parkland of Aldon Horse Trials
- Porch
- Vestibule
- Reception Hall
- Cloakroom
- Garden Vestibule
- Magnificent bay fronted Drawing Room
- Excellent Kitchen/Dining Room
- Splendid Galleried Landing
- Bay fronted Master Bedroom with en suite Bathroom
- Guest Double Bedroom with Bathroom en suite
- Two further Bedrooms with En suite Shower Rooms
- Gas central heating
- Long tree lined Avenue
- Garage
- Residents' Parking
- Visitors' Parking
- Private Lawned Garden
- Spectacular Views
- Formal Communal Gardens with Tennis Court
- About 3 ½ acres in all.



SITUATION

Aldon House is approached from Dorchester Road via a beautiful lime tree lined avenue of at least a third of a mile and sits proudly on its hill surrounded by glorious countryside yet is within a short distance of the town centre. The historic town of Sherborne is only 6 miles distant. Both towns offer a wide range of shopping, recreational and cultural activities together with main line stations (Waterloo from 2 hours, 20 mins). The general area has perhaps the widest choice of schools (both independent and state) in the country notably at Sherborne itself. There are numerous golf courses within reach, racing is at Wincanton and Salisbury, fishing and water sports are available nearby at Sutton Bingham Reservoir. The A303 lies about 6 miles to the north.

DESCRIPTION

5 Aldon House is the principal wing of Aldon House and is a striking residence built in the early 19th century of hamstone ashlar elevations under a Welsh slate roof partly hidden behind parapets with bays on the southern elevation. Along with the eight other houses 5 Aldon House was converted to a particularly high standard in 2006 retaining many period features notably double hung sash windows with internal wooden shutters and fireplaces in the principal rooms. All the main rooms enjoy stunning views either over the gardens to Corton Hill to the east or the venue of Aldon Horse Trials to the south where events are held in March and October. The drawing room and kitchen/dining room have particularly high ceilings with beautiful mouldings.



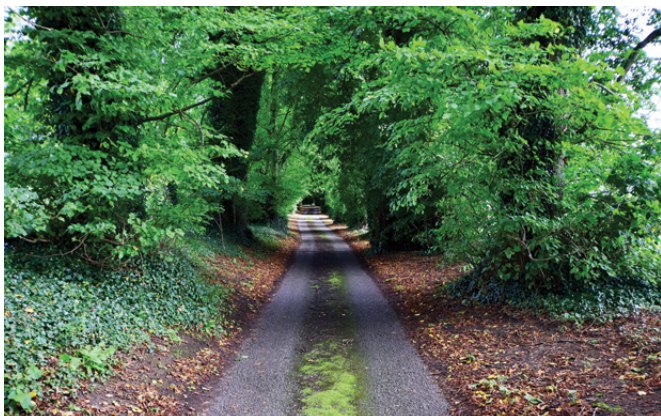
Ground Floor: open fronted porch to vestibule with original tiled floor, **reception hall** with a grand hardwood staircase, **cloakroom** off, the western end of the large **drawing room** contains a fine fireplace with Edwardian hardwood surround and leads into the greater part of this beautiful **reception room** featuring a fireplace with a marble surround, a magnificent bay window and interesting ceilings, a **vestibule** leads from the drawing room into the garden. The **kitchen/dining room** is very well fitted with an extensive range of cupboard and drawers incorporating a large fridge freezer, Bosch washing machine, Bosch dishwasher, Bosch eye-level oven, a microwave above and island unit with granite worktop. Also included is a cast iron fireplace, Egg & Dart moulded ceiling with elegant moulded curtain rails.

First Floor: magnificent **galleried landing** with **reception/study area** with large built-in linen cupboard, airing cupboard housing large pressurised hot water cylinder. A short flight of steps leads up to the **principal suite** of **master bedroom** with **bathroom en suite**, **guest suite** of **double bedroom** with cast iron fireplace with ceramic tiles and marble surround and **bathroom**, further **twin bedroom** with cast iron fireplace and **shower room en suite**, further **bedroom** currently used as a study with fireplace with brick surround, full length range of bookshelves with cupboards below, hatch to large boarded **loft**, with ladder, two gas fired boilers for ground floor and first floor central heating, natural light and electricity connected, door to **shower room en suite**.



OUTSIDE

Aldon House is approached via a private driveway extending to 600 yards flanked by lime trees and culminates in a circular gravelled **forecourt**. Accessed via a paved path is the **cellar**. The lock up **garage** is approached by a driveway and is close by. There is also further residents parking and parking bays for visitors. 5 Aldon House has its own **exclusive lawned garden** lying to the east, south and west with three mature beech hedges. The rear **lawned area** also has a **patio** and is open plan with the partly walled **communal gardens** which are arranged with extensive lawns, a number of mature deciduous and evergreen trees, **tennis court** and stunning views to the east and south. **The Aldon House complex extends to about 3½ acres in all.**



SERVICES

Mains gas, water and electricity are connected. Drainage is to a private sewage treatment system installed in 2006.

OUTGOINGS

Council Tax Band G £2,749.44 (payable 2017/18)

Service Charge £920 per annum to include the maintenance of the external communal areas and the sewage systems.

DIRECTIONS

From Yeovil town centre follow the signs to Dorchester. At the Quick Silver Mail roundabout take the first exit left onto the A37. After a short distance turn left signposted to Aldon. Continue for at least another third of a mile where Aldon House will be found at the end of this private drive.

TO VIEW

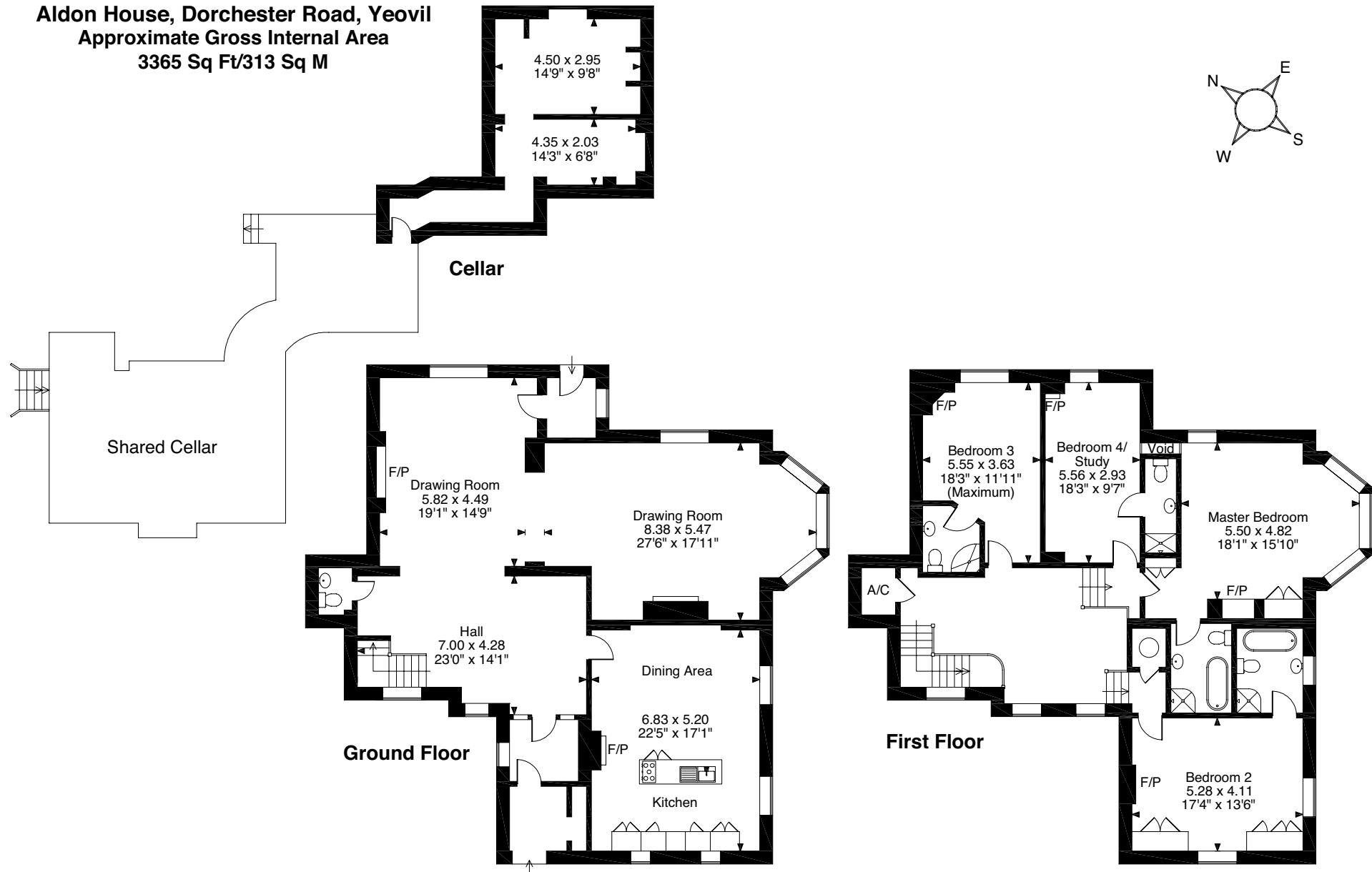
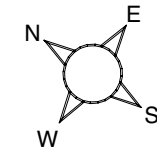
Strictly by prior appointment with the Sole Agents:



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Aldon House, Dorchester Road, Yeovil
Approximate Gross Internal Area
3365 Sq Ft/313 Sq M



AGENT'S NOTE

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