

# Waterfalls

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EAST COKER • SOMERSET



# Waterfalls

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WATERFALLS IS A SUPERB STATE OF THE ART ICONIC HOUSE WITH FAR REACHING VIEWS

Yeovil 4 miles (London Waterloo from 2½ hours), Crewkerne 7 miles, A303 6 miles, Sherborne 9 miles (All distances and times approximate)

Entrance hall, Dining room, Drawing room, Study, Living room, Kitchen / Dining room, Family room / Gym, Larder, Utility room, 2 cloakrooms

Master bedroom suite, 2 guest bedroom suites, 3 further bedrooms, Bathroom

Secure garage courtyard, Indoor swimming pool (requires final fit out)

**In all about 5.16 acres (2.08 hectares)**









Designed in consultation with a  
Landscape Architect to work with the  
physical merits of the site and wider  
landscape beyond







The design incorporates features which control solar gain in the summer and utilises solar gain during the winter months

# Design

WATERFALLS WAS DESIGNED TO ACHIEVE LEVEL 4 OF THE 'CODE FOR SUSTAINABLE HOMES'





The house is constructed of locally sourced materials, including natural ham stone and English oak



The dining hall faces south  
with superb far reaching views



# Inside

EXTENDING TO ABOUT 10,000 SQ FT OVER 3 STOREYS,  
WATERFALLS IS A SPACIOUS HOME





The drawing room is the largest room in the house with bespoke interior design features



A state of the art kitchen provides luxurious dining facilities and integrated appliances



Consideration has been given to both family living and formal entertaining space



In total there are 5 double bedrooms, all light and well-appointed, with a smaller sixth bedroom



The bathrooms all have exceptionally high quality fittings



Completed in May 2009,  
Waterfalls is an exceptional contemporary dwelling  
blending stylishly into the landscape



# Outside

WATERFALLS EXTENDS TO ABOUT 5.14 ACRES (2.08 HECTARES)  
WITH ESTABLISHED GARDENS AND GROUNDS





The garden includes a substantial wooded area along the entire length of the eastern boundary which changes character significantly with the seasons



The elevated setting provides a panoramic vista of the rolling countryside





A south facing terrace maximises the use of solar energy



A large pond in the garden is fed by an under-ground watercourse and attracts a range of flora and fauna

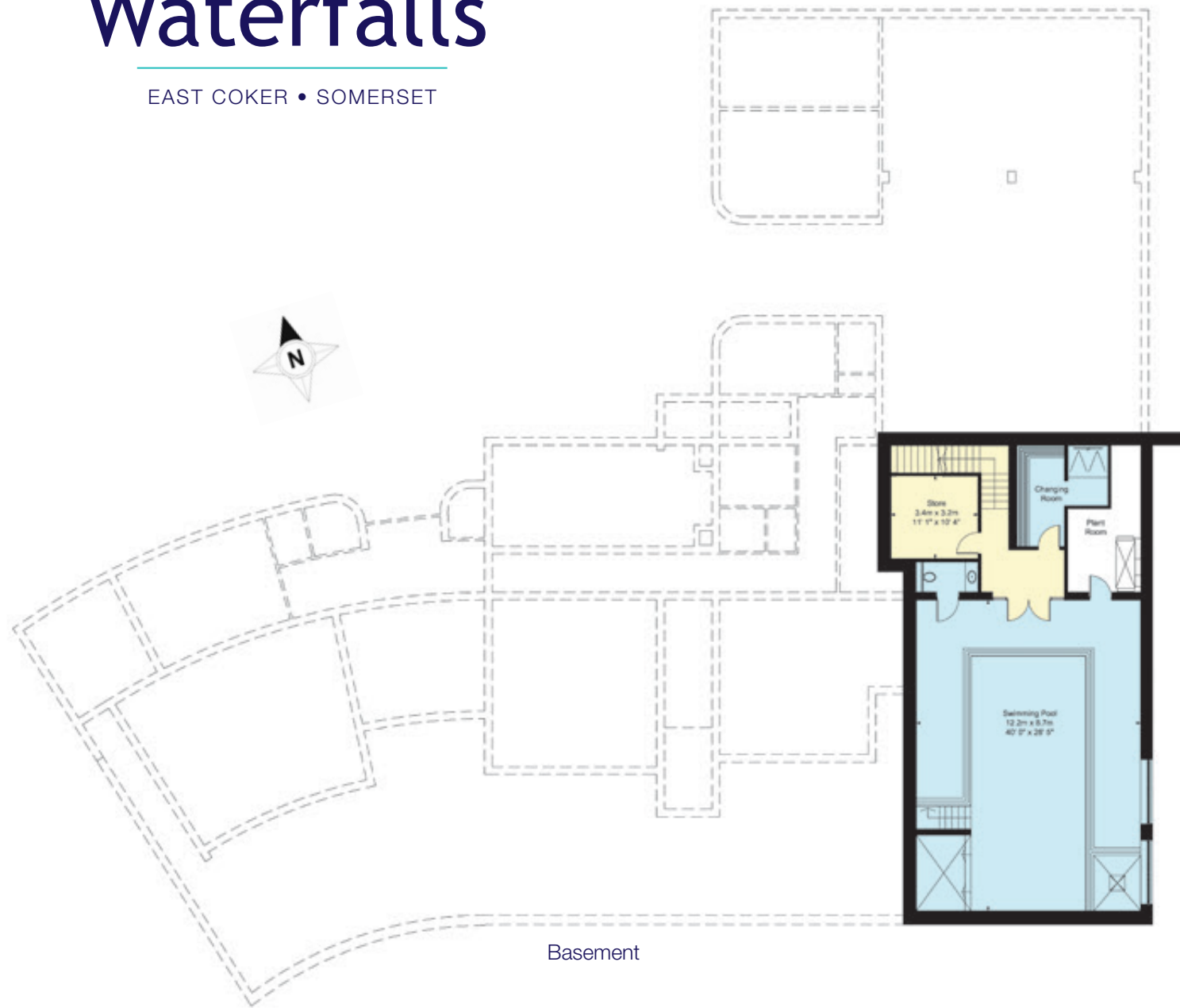


The sweeping drive leads to a secure garage courtyard with room for 8 cars attached to the rear of the house



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Basement



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	72	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





## GENERAL REMARKS & STIPULATIONS

### Method of Sale

Waterfalls is offered for sale freehold with vacant possession by private treaty

### Services

Mains water and electricity (3 phase). Private drainage. Ground source heating. Calor gas-fired supplementary heating. BT telephone and internet. Fire and intruder alarm.

### Council Tax

Band H

### Fixtures and fittings

Certain fixtures and fittings including fitted carpets, curtains, light fittings and garden ornaments are specifically excluded from the sale but may be available by separate negotiation.

### Local authority

Somerset Council: <http://www.southsomerset.gov.uk>

### Planning

Planning permission for the current dwelling was granted on 20th July 2007 (Ref: 07/03490/FUL).

### Viewings

Viewings are strictly by prior appointment with the sole agents Knight Frank LLP.

### Directions (BA22 9NJ)

From London, follow the M3 south and at Junction 8 merge with the A303. Follow the A303 west, passing Wincanton, Sparkford and Ilchester. After passing signs for Tintinhull, at the next roundabout take the 1st left turn to Montacute on the A3088. Go over two roundabouts following signs to Crewkerne / Chard (A30). At the 3rd roundabout turn right onto the A30 and after 0.2 mile, veer left towards East Coker. Follow this road for about 1.3 miles and turn left up the hill (marked as a dead end) and the entrance gates to Waterfalls will be found up the hill on your right hand side.

### Important notice

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Particulars: September 2014. Photographs: Summer 2013.  
Property Number JKL/LPC/341241

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