

ROOKES HOUSE

HORSINGTON • SOMERSET



 Knight
Frank



ROOKES HOUSE

HORSINGTON • TEMPLECOMBE • SOMERSET

Templecombe 1¼ miles (London Waterloo 2 hours 6 minutes) • Wincanton/A303 3½ miles • Charlton Horethorne 4¾ miles
Sherborne 9 miles • Castle Cary 9½ miles (London Paddington 1½ hours)
(Distances and times approximate)

A Grade II listed period house with a walled garden and paddocks overlooking open countryside and situated at the end of a no-through road on the edge of a village

Porch • Entrance hall • Drawing room • Sitting room • Dining room
Kitchen/breakfast room • Scullery • Cloakroom • Cellars

Master bedroom • Guest bedroom with en-suite bathroom
2 Further double bedrooms • Single bedroom • 2 Further bathrooms • Separate WC • Attics

Double garage • Stable block with 3 loose boxes and feed/machinery store
Garden store • Potting shed • Double field shelter

Walled garden and 3 Paddocks

In all about 9.60 acres (3.88 hectares)



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Your attention is drawn to the Important Notice on the last page of the brochure.



Situation & Amenities

Rookes House is situated on a no-through road leading to the parish church on the edge of the small village of Horsington, which is surrounded by open countryside in the heart of the Blackmore Vale. The village also has a public house, village hall and a Church of England primary school. Templecombe (1¼ miles) has a mainline railway station, doctor's surgery and village shop/post office.



In addition to the school in the village, there are a further four primary schools within a 3 mile radius, most of which feed to The Gryphon School in Sherborne for secondary education. There is also an excellent choice of private schools in the area including Sherborne schools, Leweston, Hazlegrove, Millfield, Bruton School for Girls and King's School Bruton.



The nearby town of Wincanton (3½ miles) provides for everyday needs. Sherborne, where there is a Waitrose supermarket and the regional centre of Yeovil are both within easy driving distance.



Sherborne, Yeovil, Bath, Bristol, Exeter, Salisbury and Poole all provide excellent entertainment venues.



There are several gastro pubs and restaurants within the local area.



The A303 is conveniently accessible at Wincanton and provides a direct east/ west route linking with the M3 to London and to the M5 via the A358 at Taunton (36 miles).



There are mainline rail services from Templecombe (1¼ miles) to London Waterloo taking about 2 hours 6 minutes and from Castle Cary (9½ miles) to London Paddington taking about 90 minutes on the fast service.



Bristol and Exeter Airports are both within about 1 hour's drive offering connections within the UK and to many international destinations.





Rookes House

Believed to have originally been built in 1498 and then remodelled in the 18th century, Rookes House is a substantial 2 storey house with attics and cellars built of local stone under a clay tiled roof. The house was extended in the 1920s to provide a large drawing room and also in 1993 when the current kitchen/breakfast room was added. It has been the much loved family home of the current owners for the past 38 years and is well presented with many original period features including sash windows, working shutters, fireplaces and a flagstone floor in the scullery. On the ground floor, there are two reception rooms off the entrance hall. On one side through an archway is the dining room and on the other is the panelled sitting room. At the far end of the hall is the drawing room, which has windows on two sides including a pair of French windows and overlooks the rear walled garden. Adjacent is the kitchen/breakfast room, also overlooking

the walled garden and has windows on three sides including French windows and is fitted with a range of wall and floor mounted units and a 4 oven oil-fired AGA (cream). Also off the hall are the cloakroom and the scullery, which has steps down to large cellars. An elegant staircase rises from the hall to a half landing and on up to the galleried landing, with doors off to the guest bedroom, which has an en-suite bathroom and a further double bedroom. Also off the half landing is a short flight of stairs to a secondary landing leading to the master bedroom, two further bedrooms (one currently used as a study) and two bathrooms.

Garden & Grounds

The property is approached through twin electrically operated

wrought iron gates onto a broad gravelled parking area to one side of the house, beside which is a double garage and timber stable block incorporating three loose boxes and adjacent feed/machinery store. The garden lies on three sides of the house. At the front and on one side are areas of lawn with fringing borders, yew and copper beech trees and a low dry stone boundary wall.

To the rear of the house is a walled garden bounded by a tall dry stone wall with a broad lawn fringed by richly planted herbaceous borders. Beyond the garden are three fenced paddocks with a double field shelter between two of them. All are served by mains fed water troughs and total about 9 acres (3.64 hectares).

In all the garden and paddocks extend to about 9.60 acres (3.88 hectares).



Services

Mains water, electricity and drainage. Oil-fired central heating and AGA.

Fixtures & Fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Tenure

Freehold

Council Tax

Band: G

Local Authority

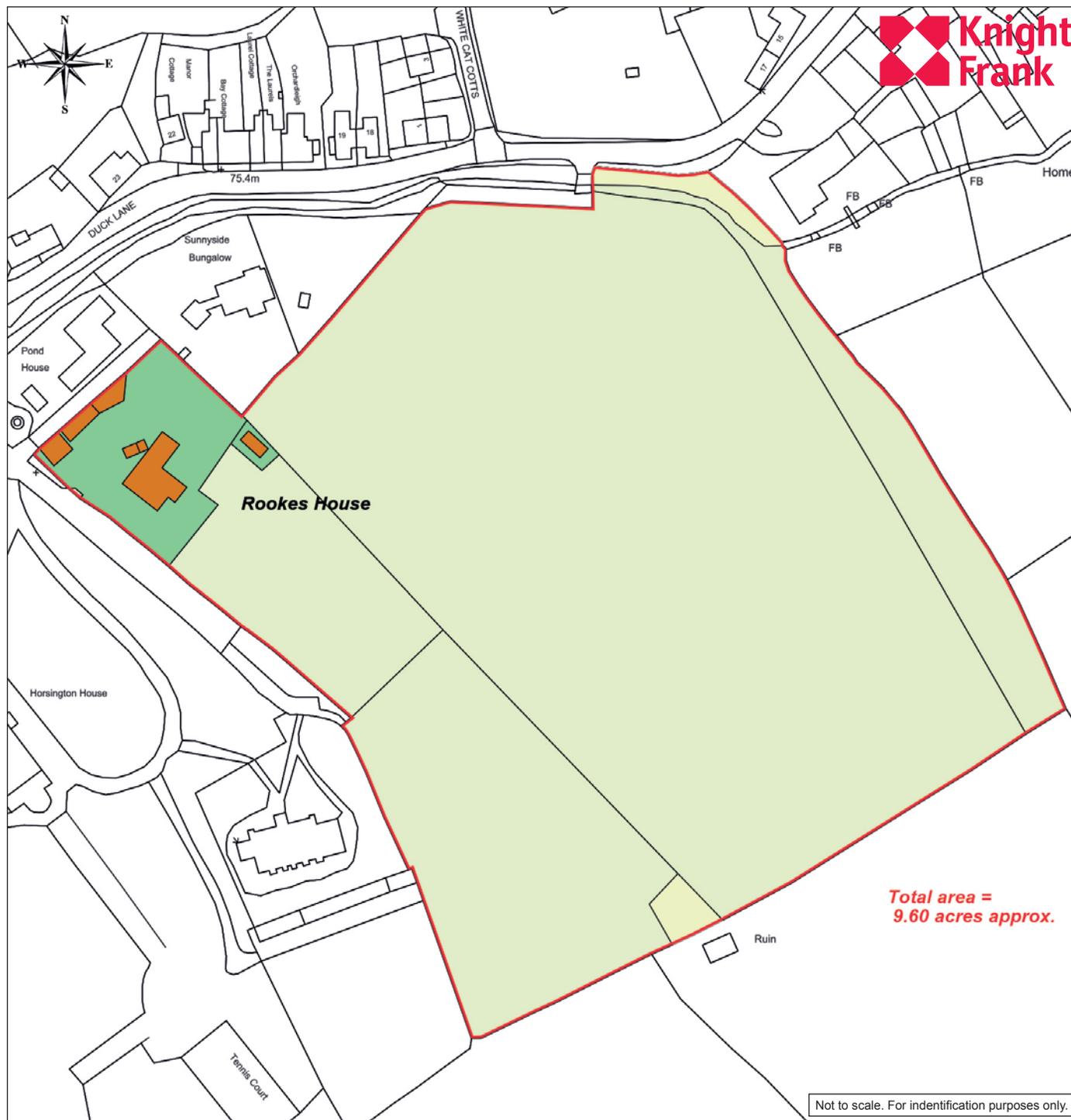
South Somerset District Council. Tel: 01935 462462

Directions (Postcode BA8 0EG)

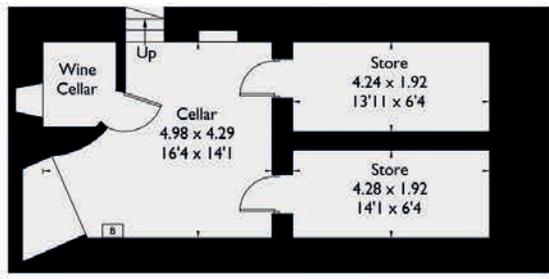
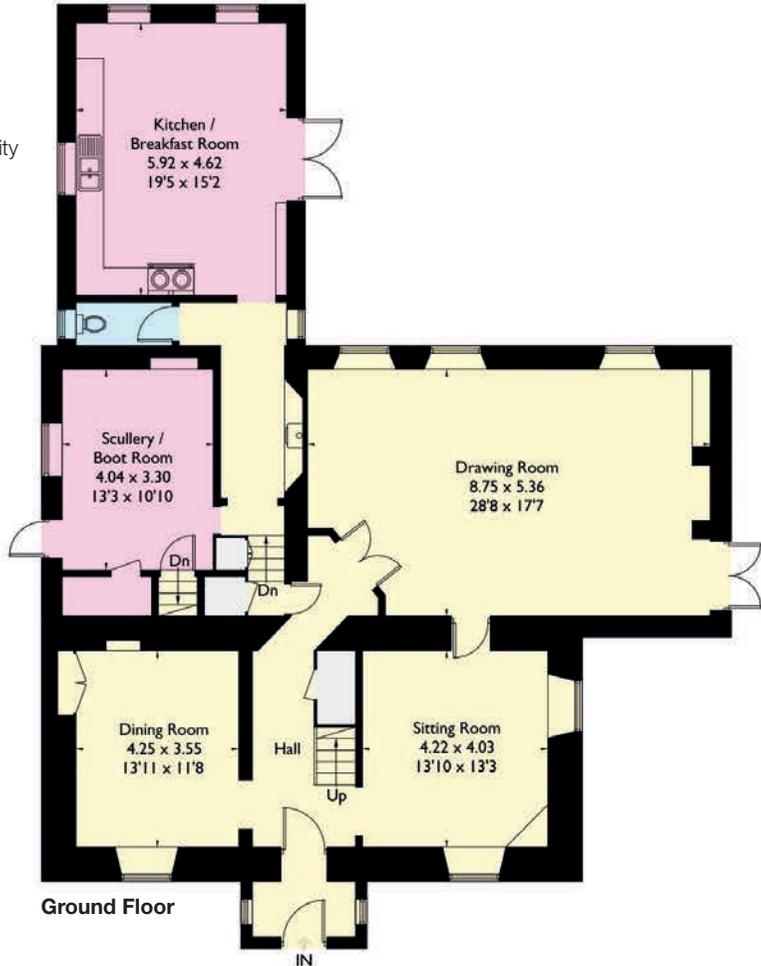
Travelling south-west on the A303, leave at the Wincanton exit and at the first roundabout take the first turning, signed to Blandford (A357). Follow the road across a mini-roundabout to the next roundabout and take the first turning, signed to Blandford (A357). Continue on the A357 for 2½ miles to Horsington. Ignore the first left turning, signed to Horsington, before taking the next left onto Duck Lane, signed to The Half Moon Inn. Continue for about 350 yards and bear right before the village pond, signed to St. John's Church. Rookes House will be found on the left after about 100 yards.

Viewings

All viewings are by appointment with the sole agents Knight Frank LLP.

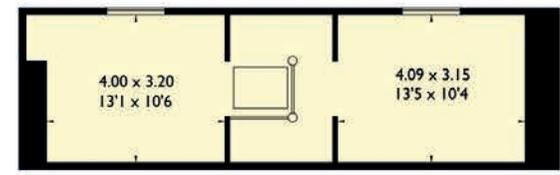
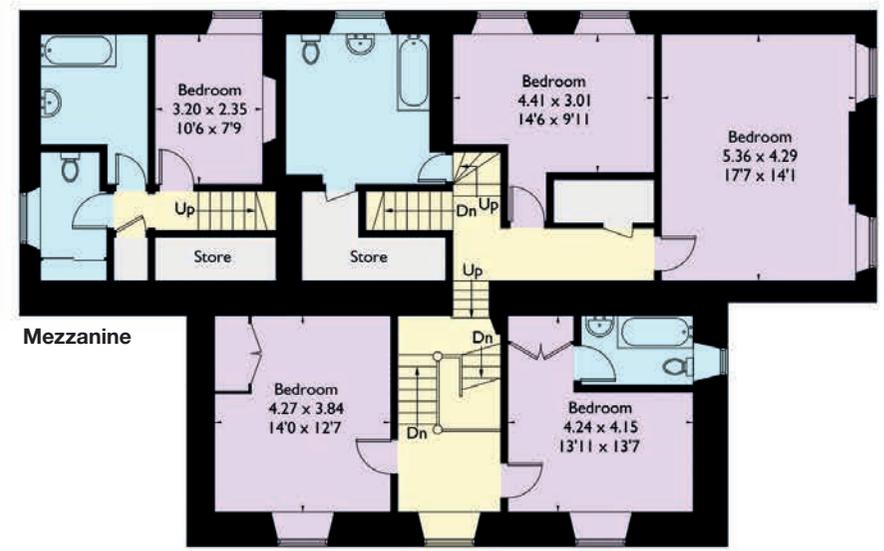


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage



Approximate Gross Internal Floor Area

Main House = 310.9 sq m / 3347 sq ft (Including Mezzanine)
 Cellar = 43.1 sq m / 464 sq ft
 Attic Rooms = 33.9 sq m / 365 sq ft
 Total = 387.9 sq m / 4176 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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