



1 Bineham Court  
Knole, Langport, TA10 9JE

George James PROPERTIES  
EST. 2014



# 1 Bineham Court

Knole, Langport, TA10 9JE

Guide Price - £625,000

Tenure – Freehold

Local Authority – South Somerset District Council

## Summary

Bineham Court is a delightful, prestigious former farm estate situated outside the hamlet of Knole. Completed in 2001 the development is based around the original farmhouse and associated outbuildings all converted to form 11 dwellings around a central lawned courtyard. 1 Bineham Court is an elegant Georgian house fronting the courtyard quadrangle with a private garden to the rear and views over neighbouring countryside. The property provides beautifully presented living accommodation with high ceilings and large sash windows. Accommodation includes entrance hall, drawing room with fireplace, large farmhouse kitchen/breakfast room and impressive, bright orangery with large lantern roof window. To the first floor there are four bedrooms and bathroom, the large main bedroom has an en-suite shower room.

## Amenities

Bineham is situated just outside the Hamlet of Knole which is tucked away from main roads and surrounded by beautiful countryside. Knole has remained very much unspoilt with a variety of mainly period cottages and houses. Long Sutton is situated approximately one mile to the East and offers facilities include the village shop, village hall, church and the well patronised Long Sutton Golf Club. The Devonshire Arms is a popular pub/hotel and there are numerous walks to be had along the river and across the moors. The village provides a much respected Primary School that has a Breakfast Club, plus an After School Club for pupils. A wide selection of amenities can be found in Somerton approximately three miles away.

## Services

Mains water, drainage and electricity are all connected. Oil fired central heating to radiators. Council tax band G and quarterly management fee of £175.

## Entrance Hall

Entrance door leads to the entrance hall with stairs leading to the first floor. Radiator and understairs storage cupboard.

## Utility Room/WC 9' 2" x 6' 3" (2.80m x 1.90m)

With window to the rear, radiator, low level WC and space for washing machine. Single drainer sink unit with wall storage cupboards.





**Sitting Room** 18' 5" x 16' 5" (5.62m x 5.00m)

With two large sash windows to the front and two radiators.

**Kitchen/Breakfast Room** 17' 3" x 16' 1" (5.26m x 4.91m)

This dual aspect room has large sash windows to the front and side, flagstone flooring and radiator. Range of shaker style painted kitchen units with space for dishwasher, double bowl sink unit and mixer tap. Floor mounted Worcester oil boiler and range cooker with large hood over and extractor unit. Part glazed door to the orangery.

**Orangery** 25' 8" x 15' 3" (7.83m x 4.65m)

This wonderful large bright room has windows on two sides separated by stone columns with large lantern roof window. Radiators and Gazco Manhattan Heater. French doors leading to the garden.

**Landing**

With sash window to the rear enjoying countryside views. Radiator and access to the loft space with ladder, light and part boarding.

**Bathroom**

With low level WC, wash hand basin and panelled bath. Radiator and fitted wall mirror.

**Bedroom 1** 16' 2" x 12' 11" (4.93m x 3.94m)

With sash windows to the front and rear, two radiators and two walk in wardrobes.

**En-suite Shower Room**

With sash window to the side, low level WC and wash hand basin. Corner shower cubicle with mains shower. Radiator.

**Bedroom 2** 11' 7" x 9' 6" (3.52m x 2.90m)

With sash window to the front, radiator and built in storage cupboards.

**Bedroom 3** 12' 2" x 6' 7" (3.70m x 2.00m)

With sash window to the front and radiator.

**Bedroom 4/Study** 8' 11" x 6' 3" (2.71m x 1.90m)

With sash window to the front and radiator.

**Outside**

To the front of the property there are flower and shrub beds with access to the front entrance door. A side pedestrian gate leads to the rear garden which has a patio area and lawn. There are various raised flower/vegetable beds and outside water tap. From the garden there are pleasant rural views over neighbouring countryside.

**Double Garage** 18' 0" x 16' 8" (5.48m x 5.09m)

With electric up and over garage door, power and light. There is a large attic area offering useful storage space.





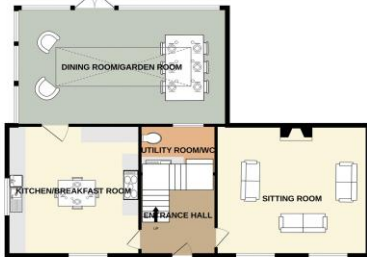
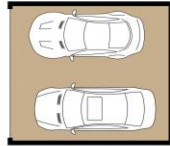








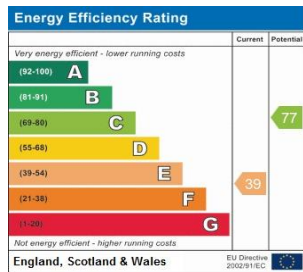
GROUND FLOOR  
1445 sq.ft. (134.2 sq.m.) approx.



1ST FLOOR  
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA: 2169 sq.ft. (201.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, windows, doors and any other items are approximate and the responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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