

Rolfe East



Gason Lane, Queen Camel, BA22

Guide Price £864,000

- HUGE DETACHED BUNGALOW BOASTING MAGNIFICENT COUNTRYSIDE VIEWS.
- LARGE PRIVATE DRIVEWAY PROVIDING OFF ROAD PARKING FOR 10 CARS OR MORE.
- ATTACHED SELF CONTAINED ONE / TWO BEDROOM ANNEX.
- SHORT WALK TO VILLAGE SHOP, PUB, PRIMARY SCHOOL AND MORE.
- PLOT AND LANDSCAPED GARDENS EXTENDING TO OVER ONE AND HALF ACRES APPRX.
- DETACHED TIMBER STABLE BLOCK / GARAGE WITH TACK ROOM.
- FLEXIBLE SPACIOUS ACCOMMODATION EXTENDING TO 3519 SQUARE FEET.
- NO-THROUGH COUNTRY LANE WITH COUNTRYSIDE WALKS FROM THE FRONT DOOR.
- SOLAR PANELS, TESLA POWERWALL BATTERY, LPG BOILER AND EV CHARGING POINT.
- SWIMMING POOL AND INFINITY POOL FEATURE HEATED BY AIR SOURCED HEAT PUMP.

SPECTACULAR VIEWS! NO CHAIN. 'Frazers Lodge' is a substantial (3519 square foot), detached residence with attached annex, tucked away in a quiet no-through country lane on the rural edge of this picturesque Somerset village with rural country lane walks from the door. The country lane only services two other properties. The property stands in a spectacular plot and gardens extending to over one and a half acres (1.52 acres approximately) surrounded by fields, with the main rear garden boasting a sunny southerly aspect and extensive views across the village – incorporating the pretty parish church – to countryside beyond. There is a timber swimming pool in the grounds with heat pump, infinity pool mechanism, UV unit, filter and chlorinator. The property benefits from a sweeping driveway approach providing off road parking for ten cars or more (with electric car charging point). leading to a detached timber garage / stable block with attached tack room. Other outbuildings include a gymnasium / playroom, conservatory, open barn and further timber garden store. The central heating and hot water are provided via a mixture of solar panels, Tesla Powerwall and off peak tariff electricity along with an LPG gas boiler. Frazers Lodge is beautifully presented. The current owners have incurred significant cost refurbishing the property. The well-arranged accommodation is extensive and flexible, enjoying fabulous levels of natural light via large feature windows and a southerly aspect. There is an attached annex, ancillary to the main accommodation, comprising sitting room (double bedroom four), kitchenette, double bedroom (bedroom five) and an en-suite wetroom. This rare and unique home has beautiful countryside walks from the front door - ideal as you do not have to put the dogs or the children in the car! It is only a very short walk to the pretty village centre, pub, shop and primary school. It is only a short drive to the sought-after, historic town centre of Sherborne.



Council Tax Band: F



Sherborne has a superb boutique high street with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. It also has good access to the mainline railway station making London Waterloo in just over two hours. Sherborne has also recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House. This property is ideal for aspiring family buyers looking for somewhere pleasant to settle in this exceptional area. It also may appeal to cash-rich mature buyers moving from the southeast, pied-a-terre or ex-London market or letting / holiday letting market from cash buyers linked with the excellent local schools. THIS IS RARE OPPORTUNITY TO PURCHASE A UNIQUE PROPERTY. NO FURTHER CHAIN.

uPVC double glazed feature front door and side lights lead to ENTRANCE RECEPTION HALL: 36' maximum x 9'3 maximum. A large greeting area providing a heart to the home, ceramic floor tiles, double glazed circular window to the side, parquet hardwood flooring, three radiators. Doors lead off to the main rooms.

SITTING ROOM: 25'1 maximum x 17'11 maximum. A beautifully proportioned main reception room enjoying excellent ceiling heights, full height uPVC double glazed feature patio doors open onto the rear garden enjoying extensive countryside and village views incorporating the parish church and a sunny south facing aspect. Large Stovax wood burner with Portland stone surround, hardwood parquet flooring, period style ceiling coving and ceiling rose, three radiators, uPVC double glazed window to the front. Door leads to

OPEN-PLAN KITCHEN FAMILY ROOM: 35'8 maximum x 15' maximum. A superb open plan room split into three main areas.

GARDEN ROOM: 15'8 maximum x 14'9 maximum. Enjoying a light dual

aspect with large feature uPVC double glazed windows to the side and rear enjoying lovely views across the gardens extending to the village and countryside beyond, incorporating the pretty parish church and a sunny south facing aspect. uPVC double glazed door to the side to raised sun terrace, ceramic floor tiles, under tile heating, radiator.

DINING AREA: 15' maximum x 10' maximum. Hardwood parquet flooring, uPVC double glazed window to the side, radiator. Entrance to

KITCHEN AREA: 14'11 maximum x 9'5 maximum. A range of hand painted paneled kitchen units comprising laminated worksurface, decorative tiled surrounds. Breakfast bar, inset stainless steel one and a half sink bowl and drainer unit, mixer tap over, a range of drawers and cupboards under. Space and plumbing for dishwasher, integrated fridge, large electric Aga with 4 ovens, eControl electric with optimised Insulation, separate hob control & oven standby modes, a range of matching wall mounted cupboards and display cabinets. uPVC double glazed window to the side. Entrance leads to

UTILITY ROOM: 8'7 maximum x 8'11 maximum. A range of hand painted paneled kitchen units comprising laminated worksurface, tiled surrounds, inset stainless steel sink bowl, mixer tap over. Drawers and cupboards under, space and plumbing for washing machine, wall mounted cupboards, uPVC double glazed window to the front. Doors lead to shelved larder cupboard. Panel door leads to

BOOT ROOM: 11'1 maximum x 8'5 maximum. Double glazed stable doors to the front and rear, windows to the side, fitted cupboard space, space for tumble dryer and American style fridge freezer.

Door from the sitting room and entrance from the utility room lead to INNER HALL. Fitted cupboard space. Door leads to

CLOAKROOM / WC: 5'11 maximum x 4' maximum. Low level WC, pedestal wash basin, uPVC double glazed window to the front.

More doors from the main entrance reception hall lead to further rooms and the main bedrooms.

MASTER BEDROOM: 18'2 maximum x 13'11 maximum. A huge double bedroom enjoying excellent ceiling heights, large feature uPVC double glazed window overlooks the grounds, enjoying extensive countryside and village views, incorporating the pretty parish church with a sunny south facing aspect. Two radiators, doors lead to extensive fitted wardrobe cupboard space. Dressing area with further wardrobe. Door leads to

EN-SUITE BATHROOM: 10'1 maximum x 8'10 maximum. A white suite comprising low level WC, wash basin in tiled worksurface, cupboards under, tiled panel bath with mains shower tap arrangement over, tiled walls and floor, radiator. uPVC double glazed window to the rear, glazed shower cubicle with wall mounted mains shower over, extractor fan, illuminated mirror.

BEDROOM TWO: 14'6 maximum x 11'5 maximum. A second generous double bedroom, uPVC double glazed window to the side with countryside views, radiator. Fitted wardrobe recess and cupboards. Door leads to

EN-SUITE SHOWER ROOM: 7'8 maximum x 4' maximum. A modern white suite comprising low level WC, wash basin over cupboard, glazed corner shower cubicle with wall mounted mains shower over, chrome heated towel rail, tiling to splash prone areas, extractor fan.

BEDROOM THREE / OFFICE: 15' maximum x 16'10 maximum. Enjoying a light dual aspect with uPVC double glazed windows to the front and side, excellent ceiling heights, electric radiator. Double doors lead to **WALK-IN WARDROBE / DRESSING ROOM:** 4'11 maximum x 11'2 maximum. Double glazed Velux ceiling window to the side, light and power connected. Door leads to cupboard housing electric fuse box. Door from bedroom three leads to

EN-SUITE SHOWER ROOM: 6'10 maximum x 5'1 maximum. A modern white suite comprising low level WC, pedestal wash basin, glazed corner shower



cubicle with wall mounted mains shower over. uPVC double glazed windows to the rear and side, heated towel rail, extractor fan.

Door from main entrance reception hall leads to

CLOAKROOM / WC: 4'8 maximum x 4'3. uPVC double glazed window to the side, low level WC, wash basin over cupboard, electric heater.

Door from the inner hall leads to the ATTACHED ANNEX AREA / FURTHER ACCOMMODATION.

ENTRANCE RECEPTION HALL: 6'11 maximum x 6'9 maximum. uPVC double glazed door and window to the front, radiator.

SITTING ROOM / BEDROOM FOUR: 15' maximum x 14'7 maximum.

Enjoying a light dual aspect with uPVC double glazed window to the rear, uPVC double glazed door to the rear, radiator, fireplace.

KITCHENETTE: 6'3 maximum x 6'1 maximum. uPVC double glazed window to the rear, a range of kitchen units, fitted cupboards, worksurface with stainless steel sink bowl and drainer unit, mixer tap, splashback.

BEDROOM FIVE: 12'10 maximum x 13'10 maximum. A double bedroom, uPVC double glazed window to the rear overlooks the rear garden, radiator. Panel door leads to

EN-SUITE WET ROOM: 8'2 maximum x 5'2 maximum. A white suite comprising low level WC, wash basin, wet room area with wall mounted electric shower and floor drain, shower rail, tiled walls. uPVC double glazed window to the side, extractor fan, chrome heated towel rail.

OUTSIDE:

Frazer's Lodge stands in a spectacular hillside plot and grounds extending to 1.6 acres approximately. Driveway access from the no-through country lane leads to extensive driveway parking and the front of the property, illuminated by low level lighting. This driveway provides off road parking for ten cars or more. Electric car charging point. At the front of the property there is an area of borders and flowerbed, outside lighting. Pathway leads to the front door, outside tap.

DETACHED TIMBER GARAGE / STABLE BLOCK: 15' in depth x 11'10 in width. Light and power connected, stable door to the side, double timber

doors.

ATTACHED TACK ROOM: 9'5 x 11'11. Stable door to the side.

OPEN FRONTED SMALL BARN: 9'5 maximum x 10'8 maximum. Further detached timber garden store, timber composters.

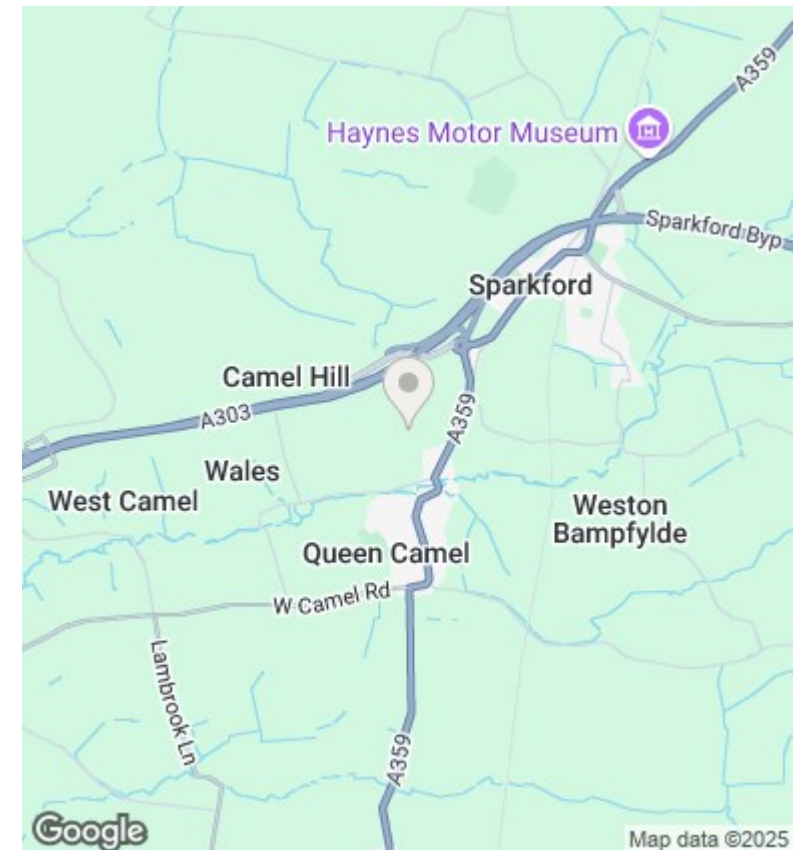
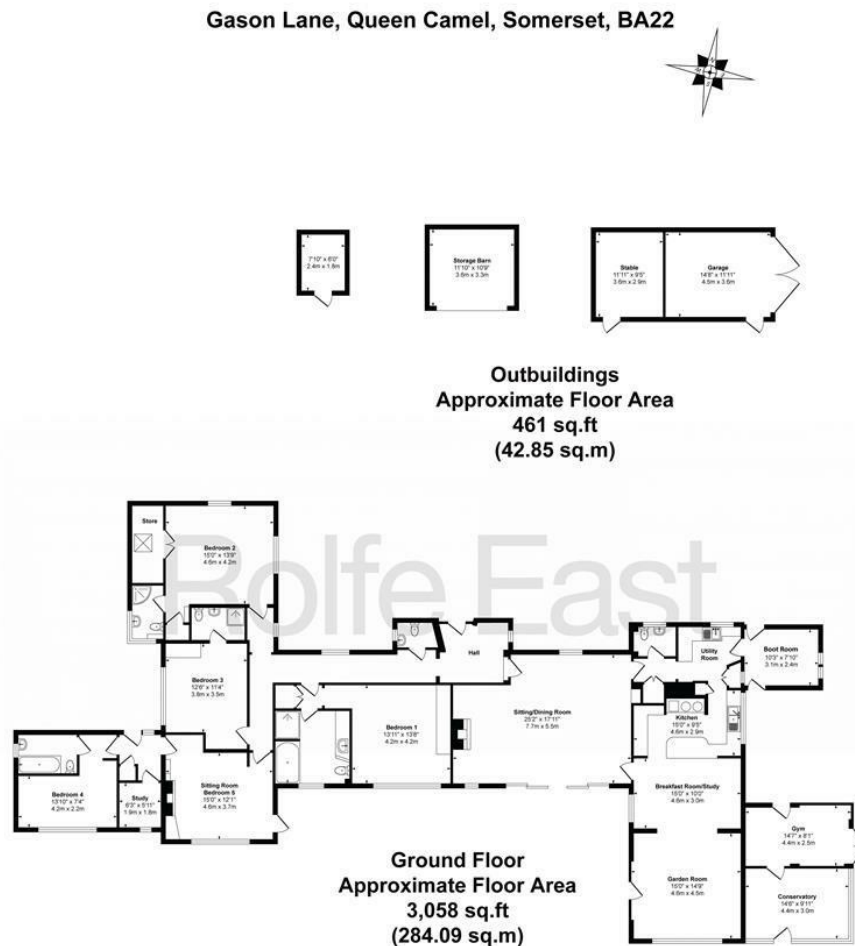
There is access on both sides of the property, area to store recycling containers and wheelie bins, drying area.

ATTACHED OUTBUILDING: 14'9 maximum x 8' maximum. Currently used as a gymnasium but ideal for games room or TV room. Doors to the side and rear. Timber double glazed window to the front, light and power connected, Tesla power wall.

CONSERVATORY: 14'8 maximum x 9'11 maximum. Light and power connected, windows to the side and rear, glazed door to the rear.

Timber gates on both sides of the property and lawned side garden areas lead to

MAIN REAR GARDEN: A simply stunning, south facing expanse of groomed lawned gardens enjoying a rural backdrop and views across the village incorporating the pretty parish Church and hills beyond. Raised south facing sun terrace with outside lighting and retractable sun canopy. An extensive selection of well stocked flowerbeds and borders and rose gardens enjoying a selection of mature plants, trees and shrubs. Timber above ground HEATED SWIMMING POOL with air-sourced heat pump, infinity pool mechanism, UV unit, filter and chlorinator. Small areas of copse with hidden pathways.



Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

Council Tax Band

F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	