

CHEDINGTON COURT.  
Chedington, Beaminster.











# PREFACE.

## **Chedington Court**

Vestibule | Inner Hall | Sitting Room | Dining Room | Morning Room |  
Drawing Room | Magnificent Great Hall with Gallery | Library | Orangery |  
Study | Kitchen | Breakfast Room | | Laundry Room | Cinema | Games Room |  
Storage Room | Cellar | 3 Cloakrooms | Indoor Swimming Pool | Steam Room |  
Changing Room with Shower and Loo

Principal Bedroom with 2 Dressing Rooms, 2 Bathrooms and Large Roof Terrace  
Principal Guest Bedroom with en-suite Bathroom |  
6 further Bedrooms and 6 Bathrooms (5 en-suite) | Gym | Lift to all floors

## **Gardens and Grounds**

Formal gardens and lawns, terraces, water gardens, parkland, impressive array of  
mature and specimen trees, kitchen and cutting gardens, ornamental lake and ponds, woodland, pasture

## **Chedington Lodge**

Entrance Hall | Open plan Kitchen/Breakfast Room | Double Reception Room | Sitting Room  
Utility Room | Study/Bedroom | Shower Room  
Principal Bedroom with Dressing Room and Shower en-suite | Three Further Bedrooms and Bathroom  
Private drive and screened gardens

## **Coach House**

Coach House with four large garages and two offices, kitchen and WC

## **Outbuildings**

Additional secure garden and machinery storage with full CCTV coverage,  
staff room, greenhouses

## **Gardens and Grounds**

Formal gardens and lawns, terraces, water gardens, pasture, woodland, kitchen and cutting gardens,  
ornamental lake and ponds, parkland, grazing

## **Acreage**

In all approximately 58.51 acres

## **For Sale Freehold:**

Gross internal area: 27,908 sq.ft/2,593 sq.m.







# WHY WE LOVE CHEDINGTON COURT.

One of Dorset's landmark houses, Chedington Court is a Grade II listed Jacobean Revival masterpiece in an elevated position with unparalleled views stretching to the Brecon Beacons.

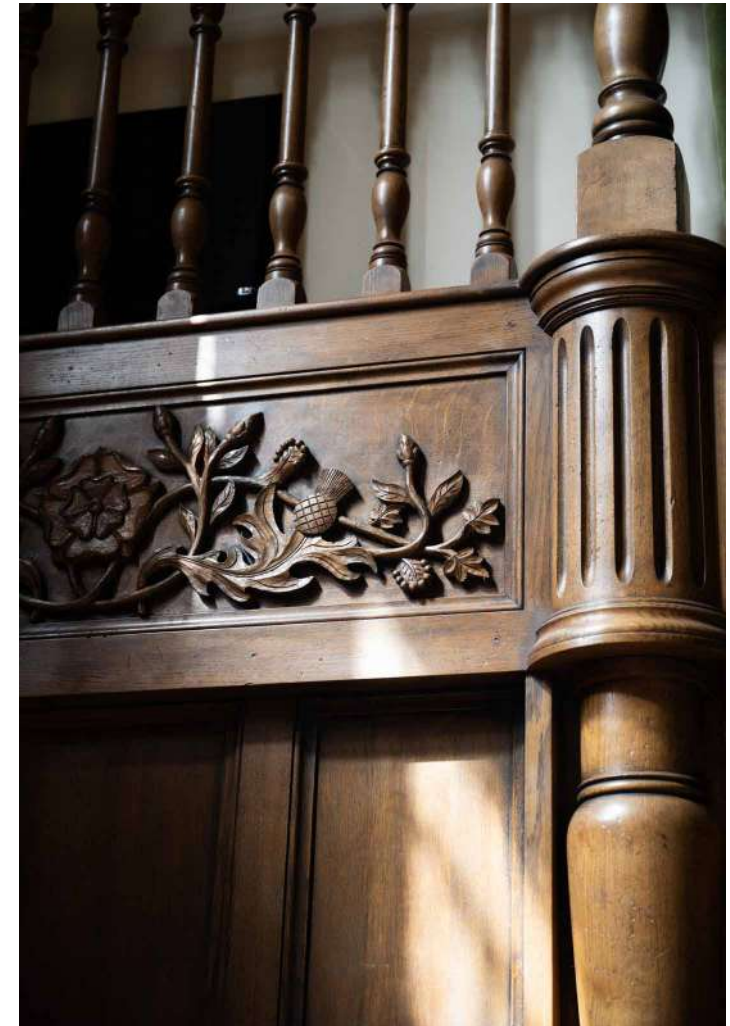
Both the house and its beautifully landscaped gardens exude a rare serenity, meticulously restored to combine historic grandeur with contemporary sophistication.

Perched in a commanding position 602 feet above sea level, Chedington Court is a house of architectural intrigue with glorious, far-reaching views that are completely unimpeded. Incredibly peaceful and secluded, the setting is defined by birdsong and a prevailing sense of serenity, framed by exquisite architecture and landscaped surroundings. Sheltered from the wind and entirely private, this is one of Dorset's great houses: majestic in scale, yet remarkably comfortable and effortless to live in.

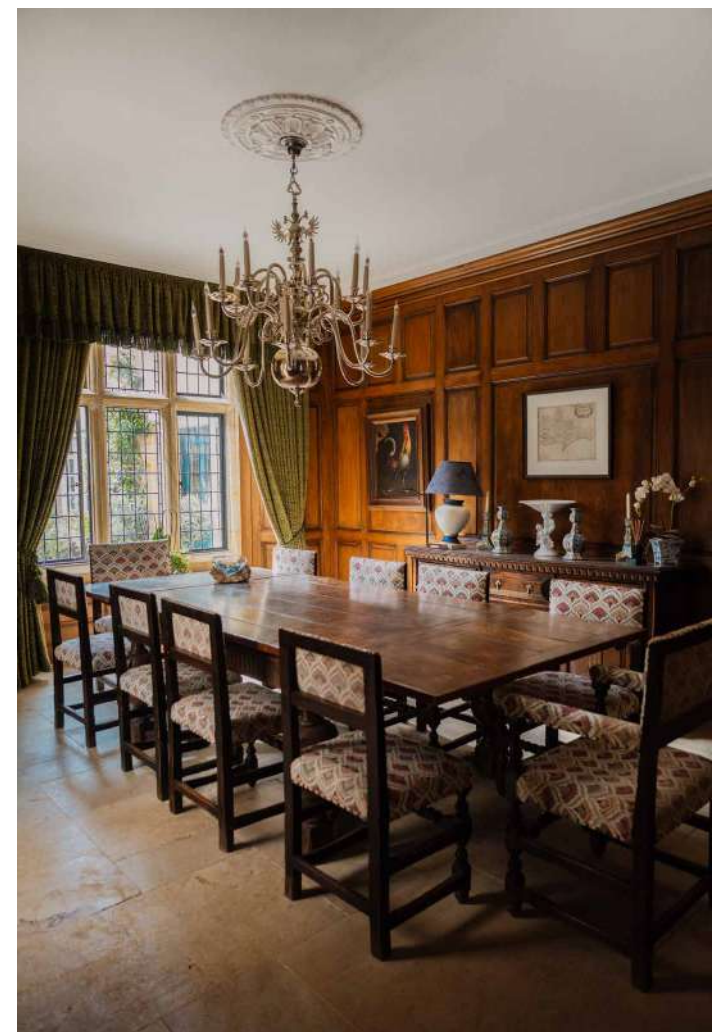
Behind its timeless façade, Chedington Court has been comprehensively and sensitively restored to an exacting standard, now standing as one of the most technologically advanced country houses in the West Country. An integrated AV sound system runs throughout the house, alongside whole-house lighting, zoned heating, and a high-specification security system with cameras—all of which can be controlled remotely via mobile phone. The gardens benefit from Wi-Fi coverage, and the house is fully connected with fibre-optic broadband.

The Great Hall is the true showpiece of the house, with a soaring double-height green oak hammer beam ceiling, hand-carved frieze, and a floor-to-ceiling bay window drawing in spectacular natural light. A minstrel gallery overlooks the room, and a billiards table tucked beneath it quietly emphasises the grandeur of the space. The adjacent cinema room, connected to a bespoke sound system installed by Meridian, features acoustic absorbers and air conditioning—just one example of how seamlessly technology has been integrated throughout.

The house is arranged over four floors and served by both a lift and two staircases. The principal reception rooms flow beautifully, ideal for entertaining on a grand scale. The drawing room and morning room, with marble chimney pieces, connect via Corinthian columns and open directly to the garden through three French windows and two deep bay windows, all capturing the magnificent views. Adjacent, the formal dining room—with its ornate decorative plasterwork ceiling and dual aspect—can comfortably seat 20.







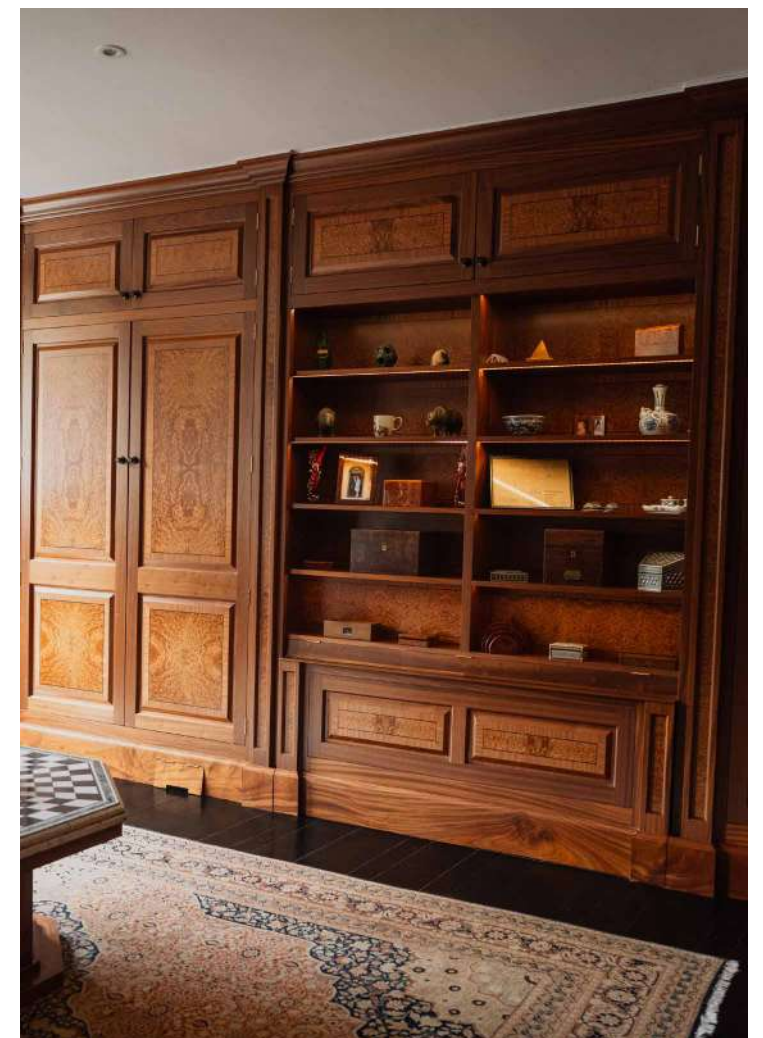


The kitchen is beautifully equipped with flagstone floors, a gas range and Everhot, leading to a charming, panelled breakfast room, designed for more informal or small-seated entertaining. From here, four sets of French windows in the adjoining orangery open directly onto the west-facing terrace—utterly divine for al fresco lunches and summer evenings. The main house has eight bedrooms in total, seven of which are en suite, with the eighth served by its own shower room. The principal suite is particularly special: silk-lined and dual aspect, it includes two bathrooms and two dressing rooms—one of each accessed through a hidden door. A concealed electric bed folds from the wall in the second dressing room, and the enlarged bay window creates a peaceful nook for reading or quiet contemplation.

Guests are equally spoilt: the ‘yellow room’ is arguably the finest guest bedroom, while the extravagant Chinese Room comes with an en suite featuring a large sunken bath. Upstairs includes a generous first floor landing and second-floor gym. A particular triumph is the indoor swimming pool, lined in local Hamstone and Brazilian blue granite, echoing the orangery’s tones. Heated by a solar-assisted ground source heat pump, the pool is chlorine-free. This area includes a changing room, a marble-lined shower, and a steam room strikingly book-ended from a single 15 ton block of marble. There are simply too many exquisite rooms and details to list—please refer to the floorplan for the full layout, but Chedington must be seen in person to be fully appreciated. It is a home of rare beauty and enduring stature, where every detail has been carefully considered and every comfort thoughtfully provided.









## CHEDINGTON LODGE.

Set within its own grounds of approximately one acre and approached via electric wrought iron gates on stone pillars, Chedington Lodge is a beautifully appointed and segregated secondary residence offering nearly 3,000 sq ft of versatile accommodation — ideal for extended family, guests, or staff. The heart of the house is a superb open-plan kitchen, breakfast and double reception room, designed for family living, with expansive views

westwards across the rolling hills of Dorset and beyond. French doors open onto a generous decked terrace — a wonderful setting for al fresco dining and summer drinks. The ground floor also includes a separate sitting room, a study or additional bedroom, a utility room, and a cloakroom with a shower. Upstairs, the principal bedroom enjoys an en suite shower room and dressing area, complemented by three further bedrooms and a family bathroom.

## COACH HOUSE.

Adjacent to the main house is a smart Coach House that was constructed in 2007. Built of similar stone to the house it complements the original house perfectly. On the ground floor are four large garages, with smart wooden electric up and over doors. A centrally positioned wooden door leads into the reception area with a downstairs cloak room. A set of stairs lead to the first floor where there are two offices of about 700 sq ft each. Both offer fantastic views and are fitted to a high specification to be used as offices, one has a small kitchen.

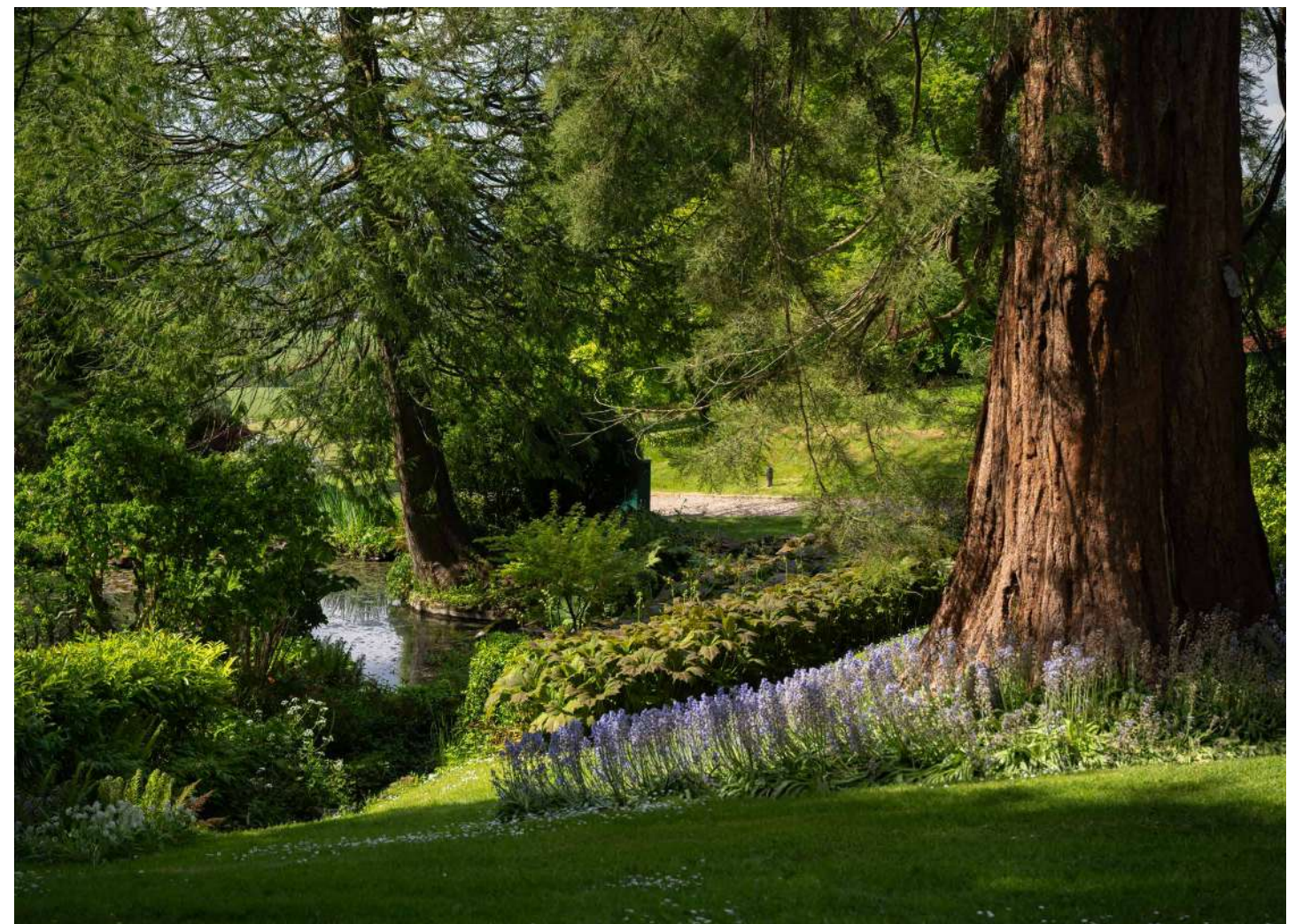
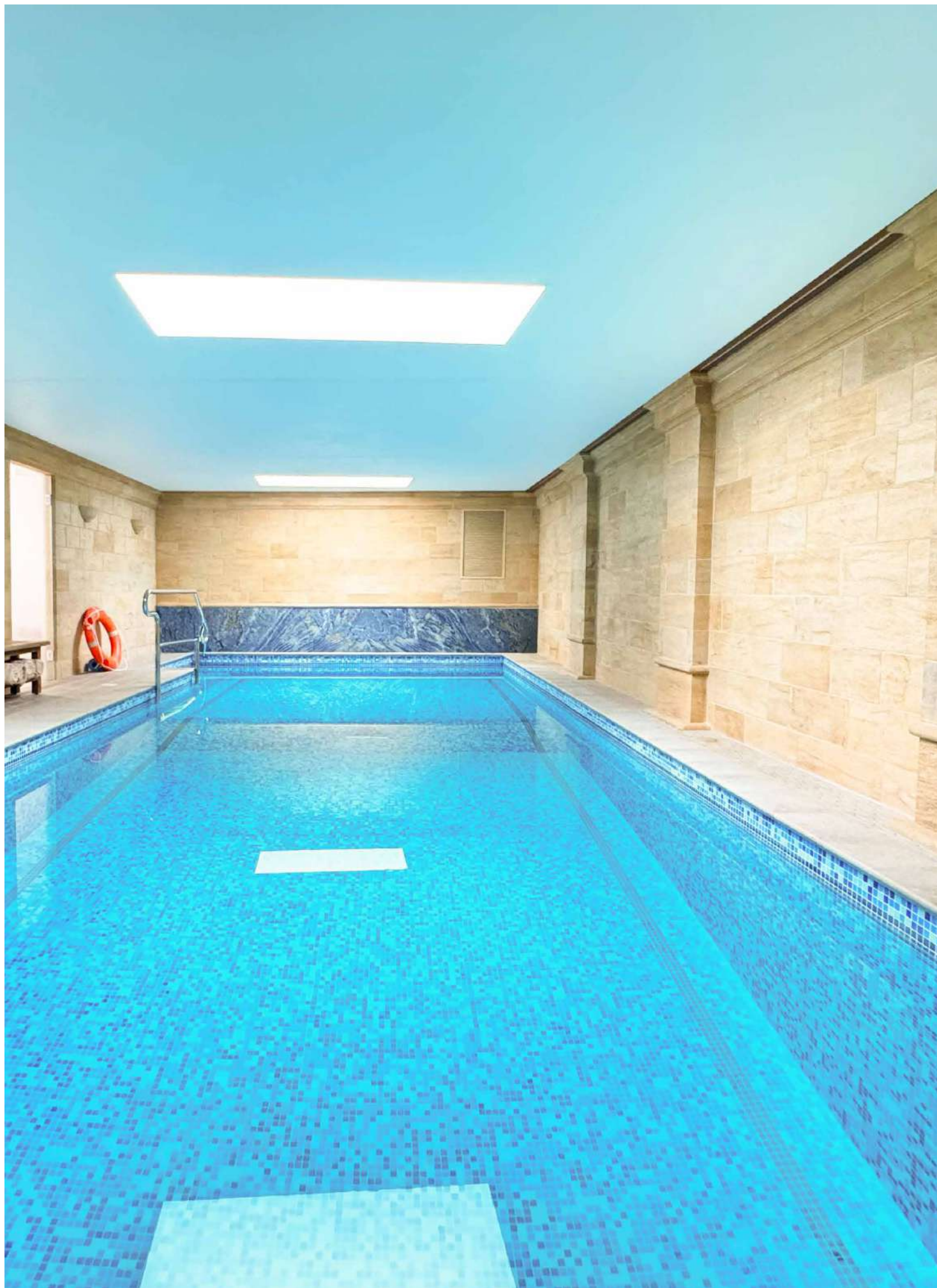


## OUTBUILDINGS.

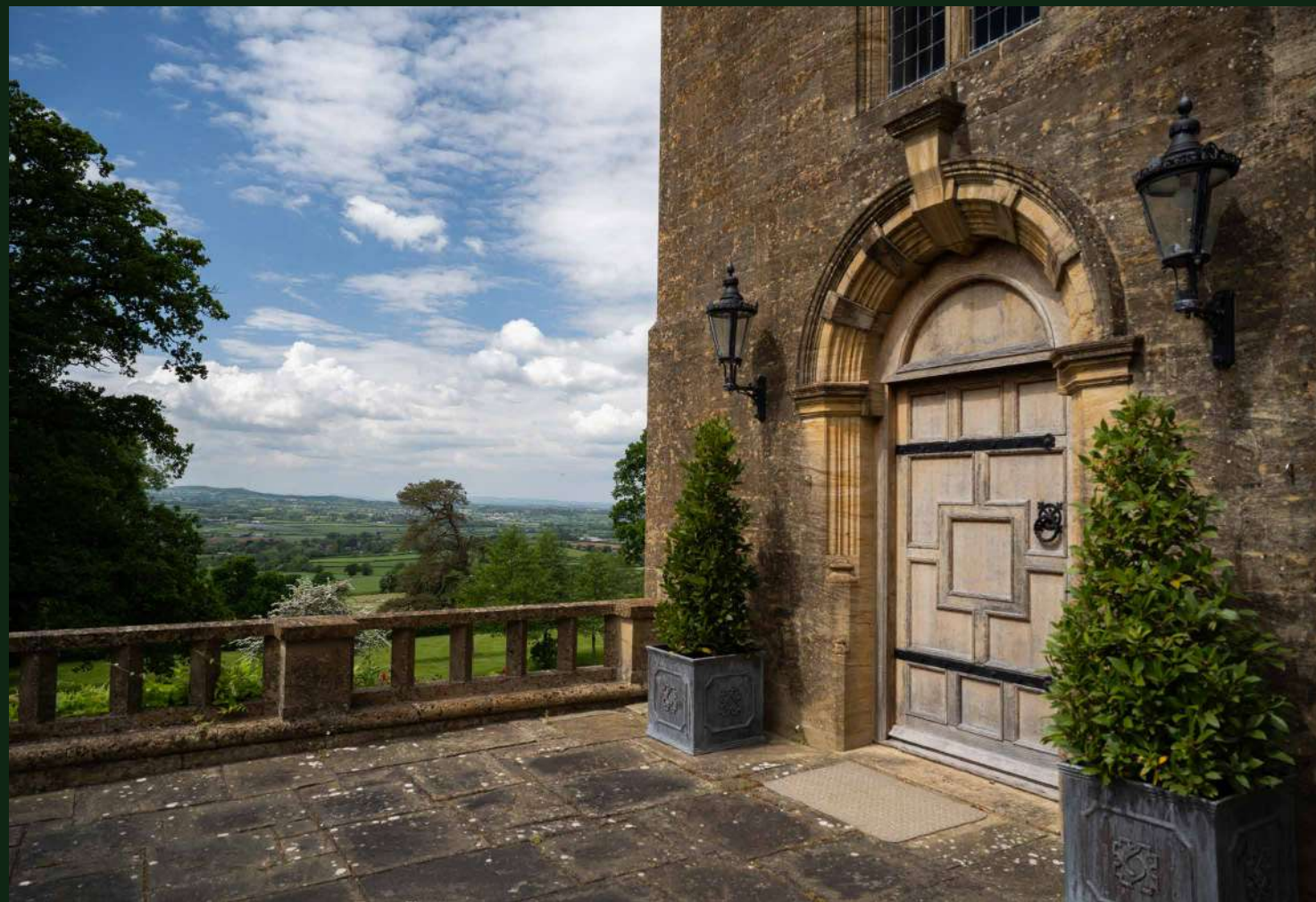
Additional secure garden and machinery storage with full CCTV coverage, staff room and greenhouses are located at the southern boundary and accessed via a separate drive with additional parking.











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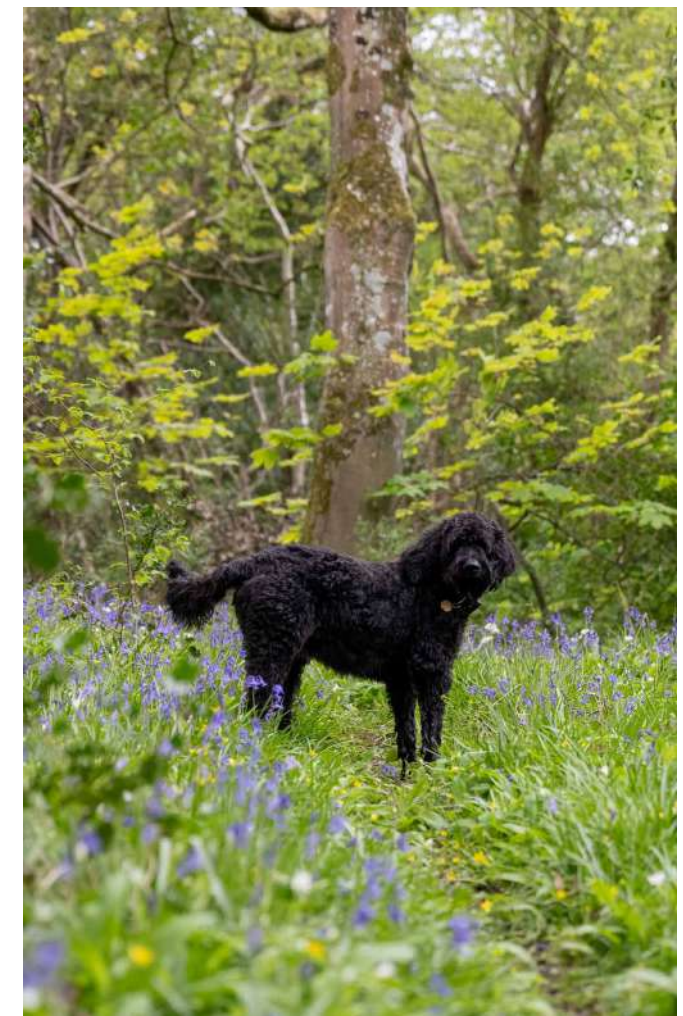


Chedington Court's gardens are a triumph of setting, structure and planting—elevated, far-reaching and supremely private, with a tapestry of water elements and seasonal charm. The current owners have significantly enhanced what was already a spectacular garden, bringing new life to its historic framework while enriching its mature, timeless character. The measure of any great garden is how it looks in midwinter, and even then, Chedington's remains captivating. Designed around a series of south- and west-facing terraces—each catching the sun at different times of day—the garden moves gracefully from formal parterres and open parkland to wilder woodland walks. Fragrant lavender and climbing roses link the upper terraces, while stone staircases framed by balustrades descend to a croquet lawn, encircled by exuberant herbaceous borders. Beyond, a gravel path winds through lawns and specimen trees—magnolias, copper beeches, tulip trees, wellingtonia, ancient yews, and what is reputed to be the largest Japanese redwood in the country—towards the historic water garden, first laid out in 1895 by Sir Henry Peto. This enchanting area is fed by the source of the River Parrett as it courses gently through the estate.

The water garden is a particular highlight, with wooden bridges and rockeries sheltering mosses, ferns, azaleas and camellias. Lower ponds continue the garden's flow, enhancing its atmosphere of tranquillity and movement. At the front of the house, a spring-fed ornamental lake with a working fountain offers a serene and elegant approach. Wisteria and clematis climb the golden Hamstone walls, while at the garden's edge, private woods carpeted in bluebells, wild garlic and primroses provide a secluded natural sanctuary. The gardens are not only beautiful, but also practical and thoughtfully equipped: an automatic irrigation system and garden lighting are discreetly integrated, and there is a dog-proof boundary. A kitchen garden, greenhouses, nursery beds, secure machinery store, staff room and additional parking is located at the southern boundary and accessed via a separate drive. This area is connected to the ornate gardens surrounding the house via a new planted avenue of fruit blossom trees. The remainder of the land is made up of parkland, pasture and woodland. Each June, the current owners open the gardens to the public for one day in aid of a local charity—an enduring testament to the setting's enduring appeal.



## Remarkable Gardens.









# LIVING IN WEST DORSET

Crewkerne 5 miles (London Waterloo 155 minutes)  
Beaminster 6 miles; Yeovil 10 miles; Bridport 13 miles;  
Sherborne 14 miles (London Waterloo 138 minutes);  
Dorchester 17 miles ; A303 10 miles ; Central London 140 miles  
(Distances and times are approximate)

There is something romantic about this area of West Dorset which has retained much of its rural integrity offering easy access to the Jurassic Coast and some of the prettiest countryside of the West Country.

Situated in the hills of the Dorset Downs AONB, the small hilltop village of Chedington is an idyllically pretty mix of predominantly period houses and rows of cottages built of local honey coloured ham stone with superb panoramic views for miles across Somerset's Mendip Hills and Hamdon Hills. The village is bordered by National Trust land and there is an abundance of scenic walks and riding routes right from the doorstep, including the River Parrett Trail which starts in the village and follows the river Parrett along a scenic 50 mile route all the way to Bridgwater Bay.

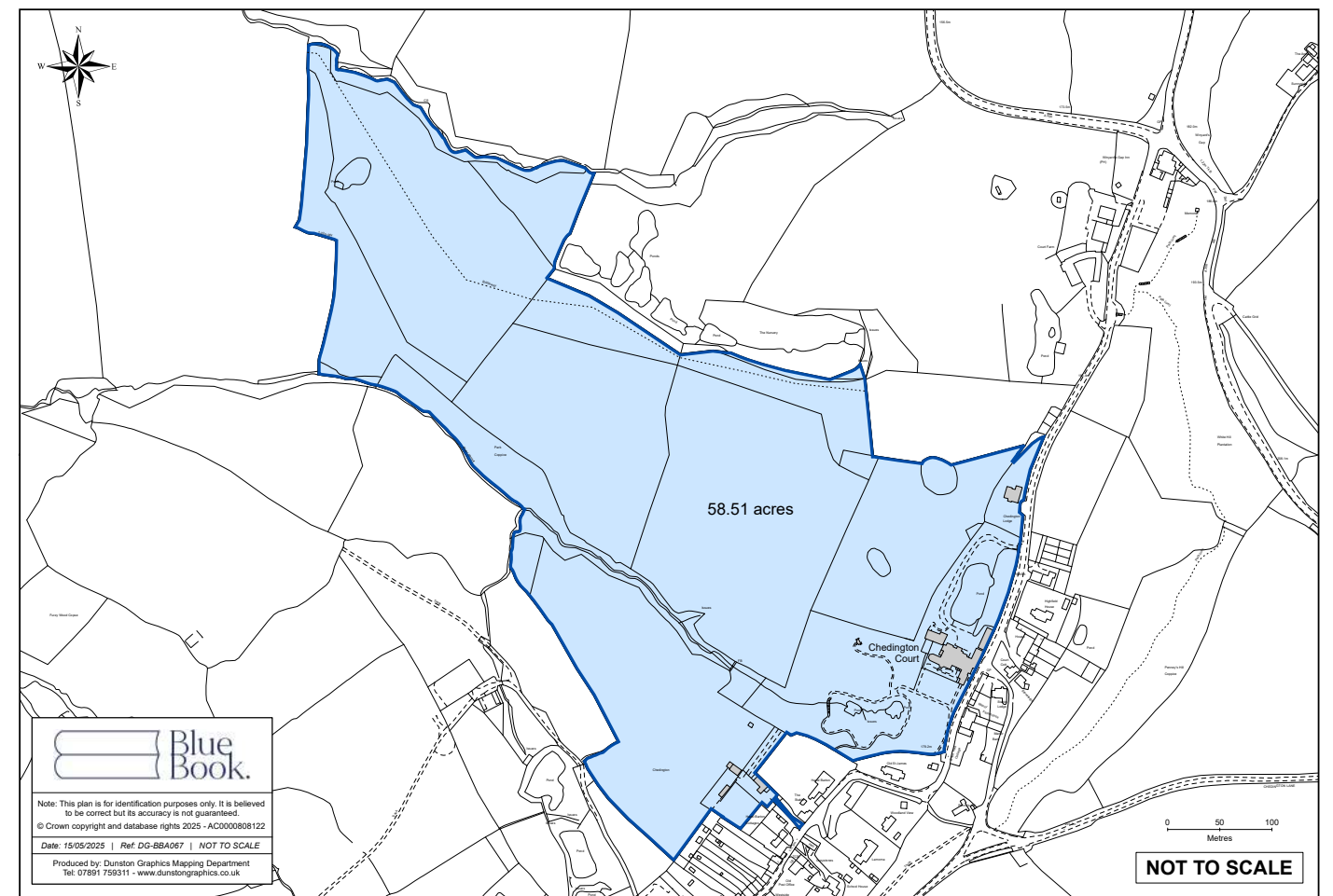
There is a popular period pub, *The Winyard's Gap Inn*, within a short walk on the village's outskirts, which serves excellent food and local ales. Nearby Beaminster offers the charm of a traditional English market town, with a well-preserved conservation area showcasing beautiful architecture. The town has a friendly laid-back atmosphere, a range of excellent pubs and restaurants, a greengrocer, butcher, and two doctor's surgeries, along with dental and veterinary services. For a broader selection of amenities, the towns of Crewkerne and Dorchester are within a short drive. The area offers a range of sporting facilities, including hunting with the Cattistock Hunt, Racing at Wincanton, Taunton, Devon & Exeter (Haldon), and golf at Dorchester (Came Down), Yeovil, and Sherborne. The nearby seaside towns of Bridport and Lyme Regis are easily accessible, along with a stunning selection of Jurassic Coast beaches, such as The Hive Beach with its renowned Hive Beach Café, West Bay, and Chesil Beach.

## Transport.

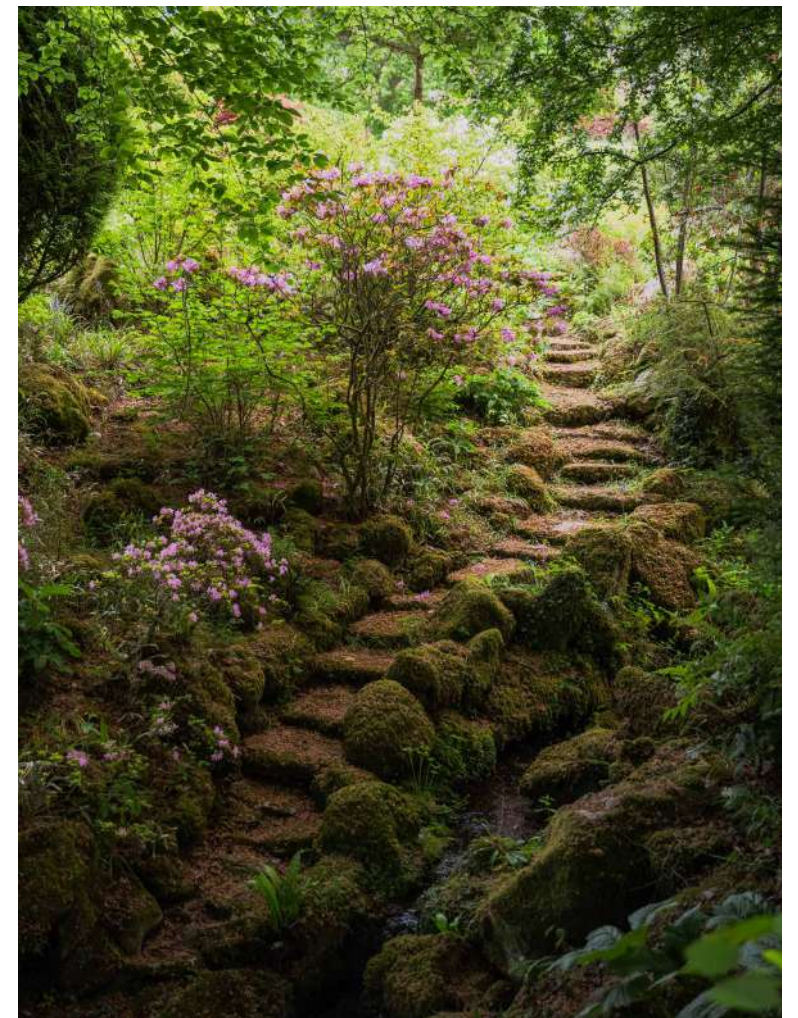
For those looking to commute, nearby mainline stations at Yeovil Junction and Crewkerne have regular direct services to London Waterloo taking from approximately 2 hours 27 minutes and 2 hours 32 minutes respectively. The A303 to the north provides straightforward access to the Southwest and to London via the M3.

## Fantastic Schools.

There is a fantastic choice of schools and Millfield. nearby including Perrott Hill, the Sherborne schools, Leweston School,



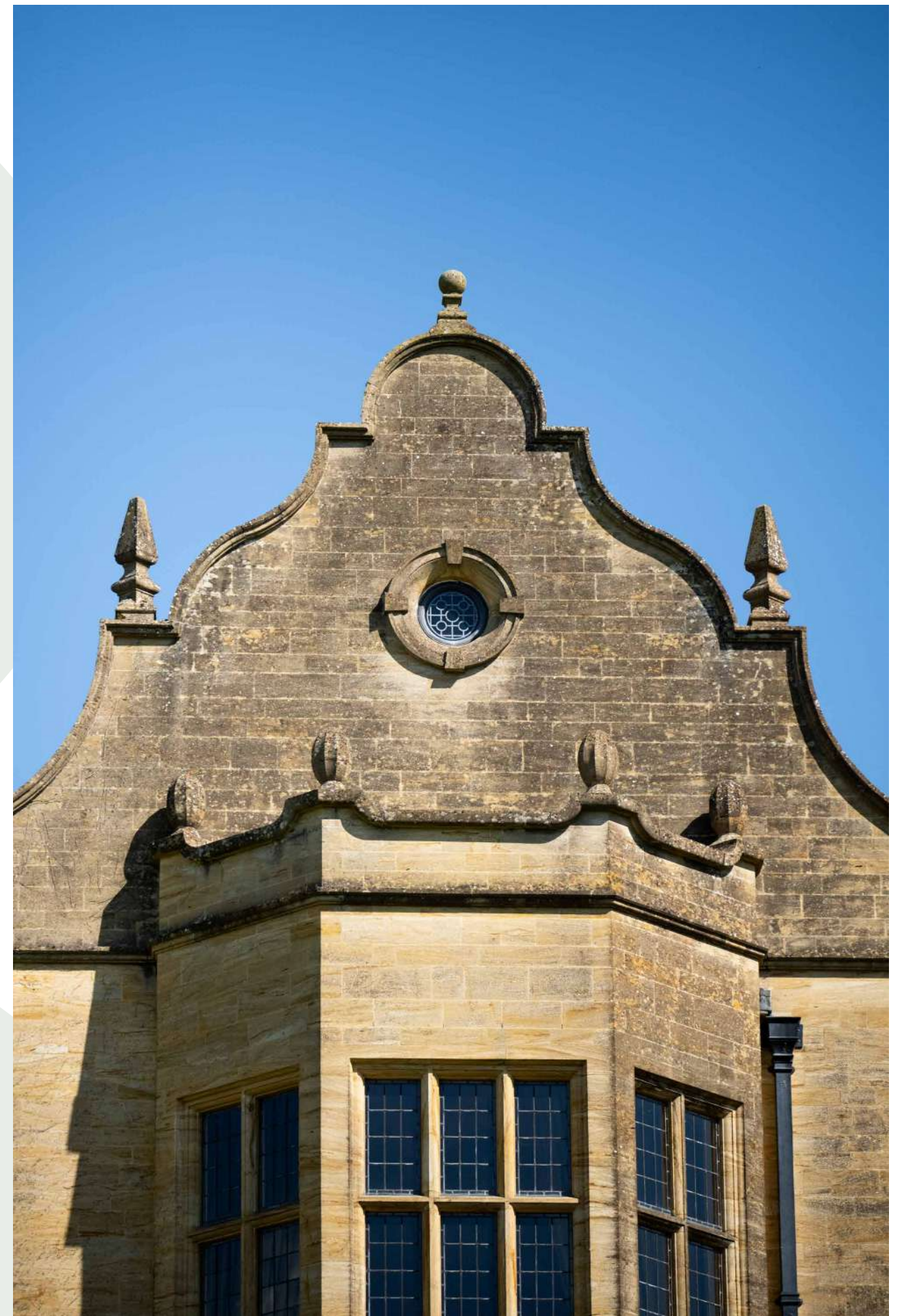






## CHAPTERS PAST.

The earliest reference to a house in Chedington stretches right back to 1285. The current Chedington Court, with its prominent gables dotted with decorative ball-topped finials and high chimney stacks, was built around 1840 and is Grade II listed. The house was occupied by William Trevelyan Cox JP followed by his son Captain William Trevelyan Hody JP, before it was acquired in 1893 by Sir Henry Peto, High Sheriff and Deputy Lieutenant for the county of Dorset and son of the prominent Victorian railway magnate Sir Samuel Morton Peto. Sir Henry and Lady Peto lived in the house until 1938 making a number of notable improvements including remodelling the house in the mid 1890s and landscaping the gardens to create the lovely water garden we see today. The house has undergone a thorough restoration in more recent times, with the completion of an extensive refurbishment project with the help of historic and conservation architects in 1999, including rewiring, replumbing, installation of multi room sound system and upgrading the roof, heating system, guttering and windows. At this time, the drawing room, orangery, study, and great hall were also constructed—spaces that have been exquisitely designed and finished to sit seamlessly with the original house. Externally, the stone has weathered naturally, ensuring a harmonious continuity between old and new. The current owners assumed stewardship of the house in 2016 and have since overseen a series of significant enhancements. These include the installation of an indoor swimming pool and the integration of advanced technology throughout, notably a bespoke Meridian installed sound system in the cinema and high specification security system.





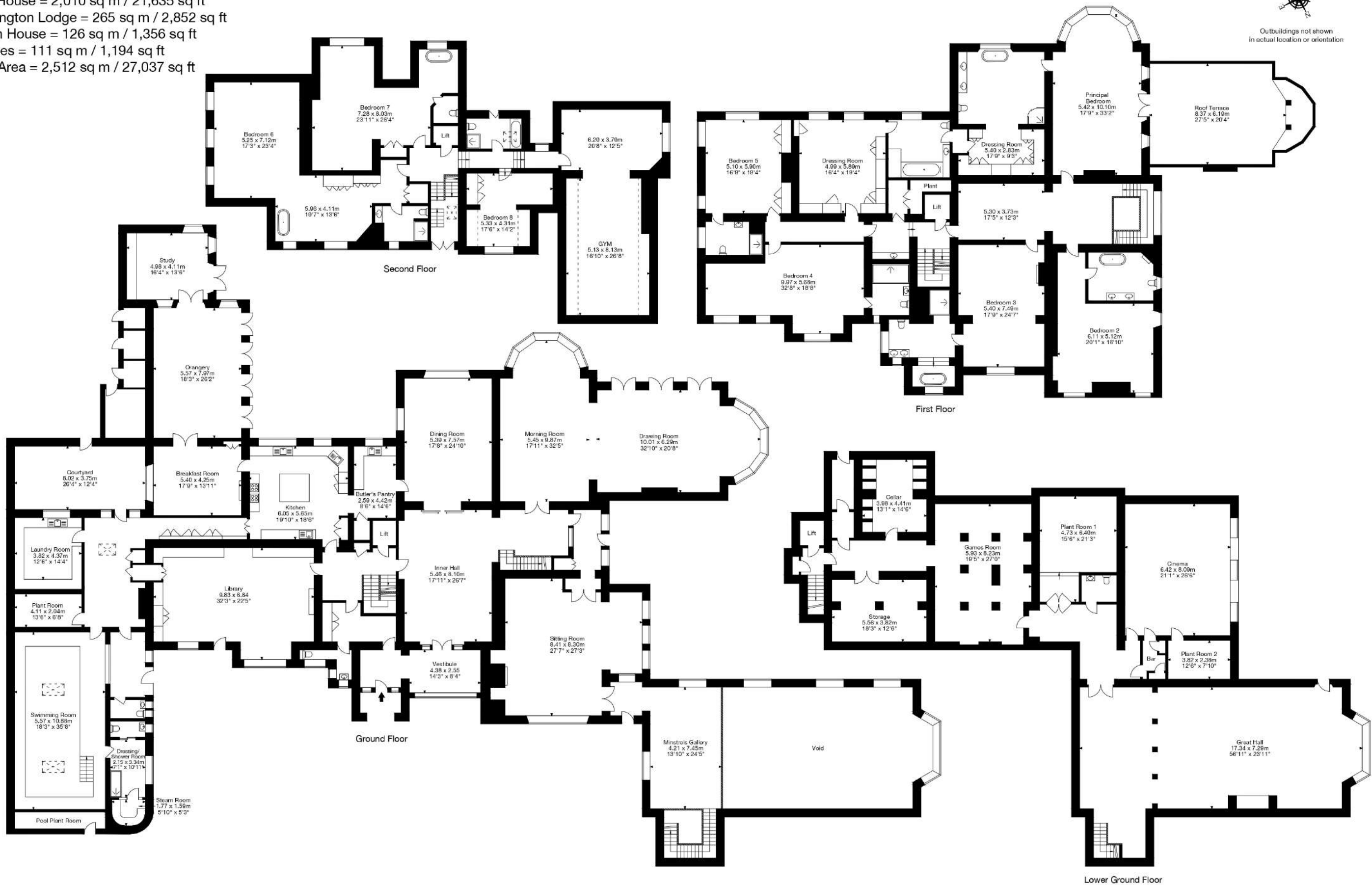
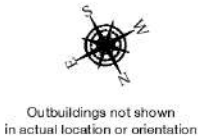








Chedington Court, Chedington, Beaminster DT8 3HY  
Gross Internal Area (Approx.)  
Main House = 2,010 sq m / 21,635 sq ft  
Chedington Lodge = 265 sq m / 2,852 sq ft  
Coach House = 126 sq m / 1,356 sq ft  
Garages = 111 sq m / 1,194 sq ft  
Total Area = 2,512 sq m / 27,037 sq ft



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Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
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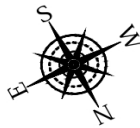
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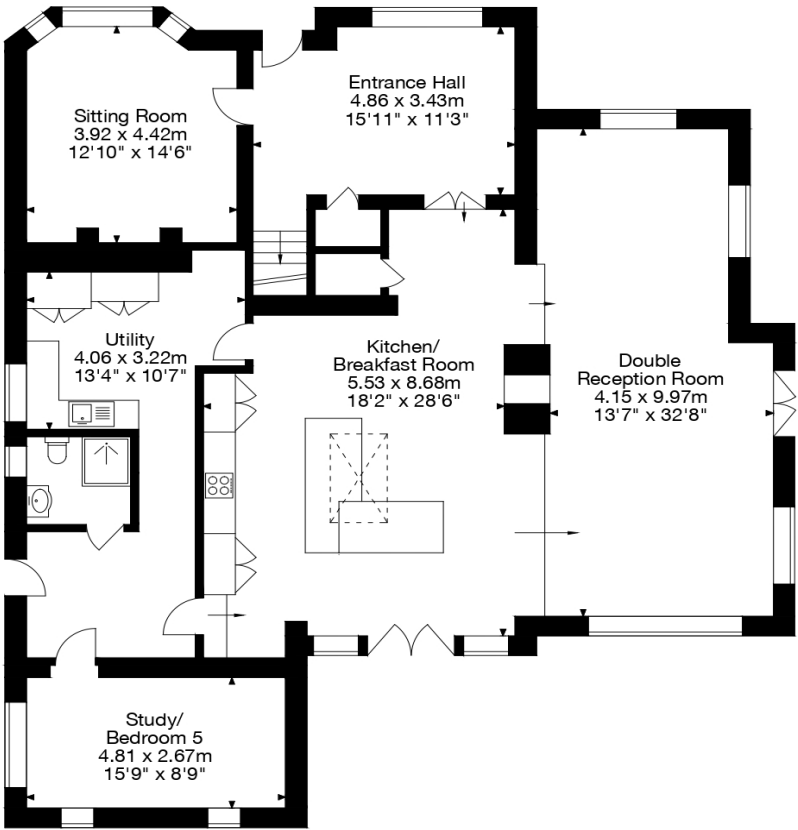
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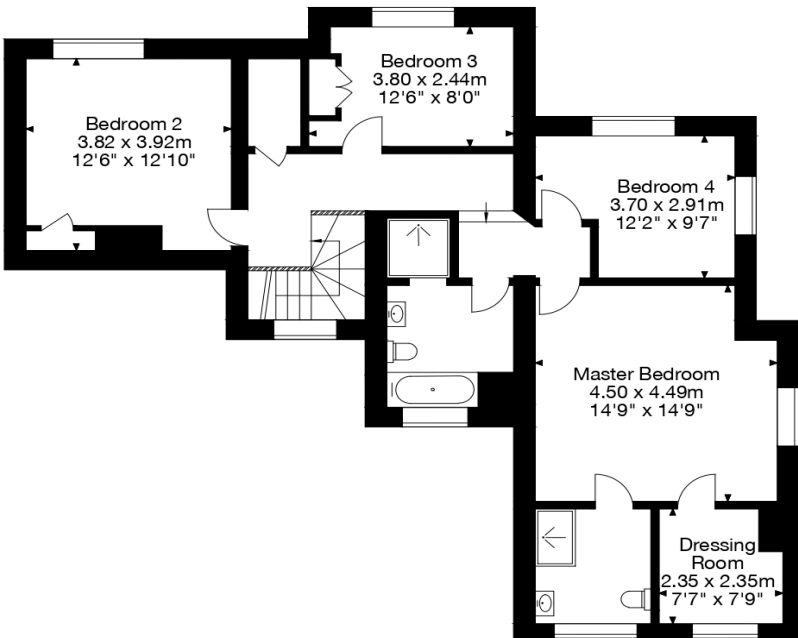
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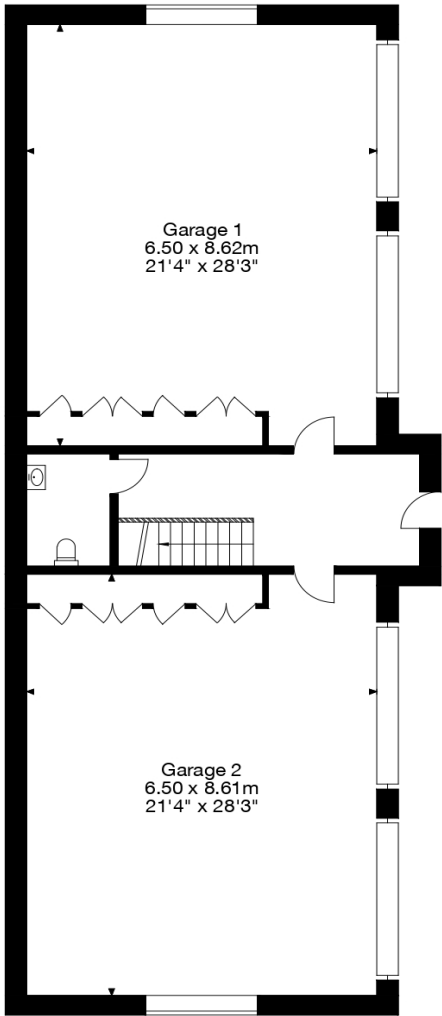
Outbuildings not shown  
in actual location or orientation



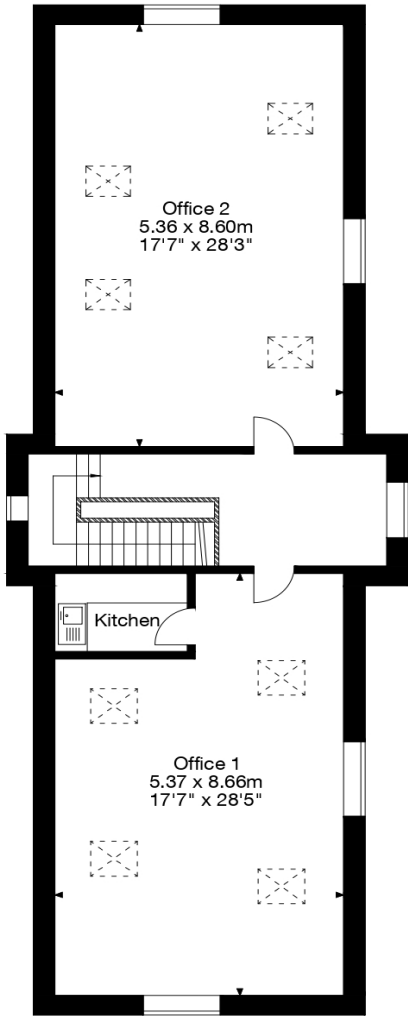
Chedington Lodge Ground Floor



Chedington Lodge First Floor



Coach House Ground Floor



Coach House First Floor

Chedington Court: Mains water, electricity and drainage. Calor gas-fired central heating. Fibre-optic broadband. The whole house can be supported automatically by the back-up generator.

The pool and the coach house offices are heated by a ground source heat exchanger. Solar panels on the swimming pool roof power the pumps for the ground source heat exchanger, as well as an EV car charger, and contribute to the overall house supply.

Chedington Lodge: Oil-fired central heating, mains water and electricity. Private drainage.

Fixture and Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments are specifically excluded but may be available by separate negotiation.

Viewings: All viewings must be made strictly by appointment only through the vendors' agents.

Tenure: Freehold

Local Authorities: West Dorset District Council (tel. 01305 221000.)

EPC: G

Council Tax Band  
Chedington Court: Band H  
The Lodge: Band F

Postcode: DT8 3HY  
What3Words: ///immune.tulip.enlighten





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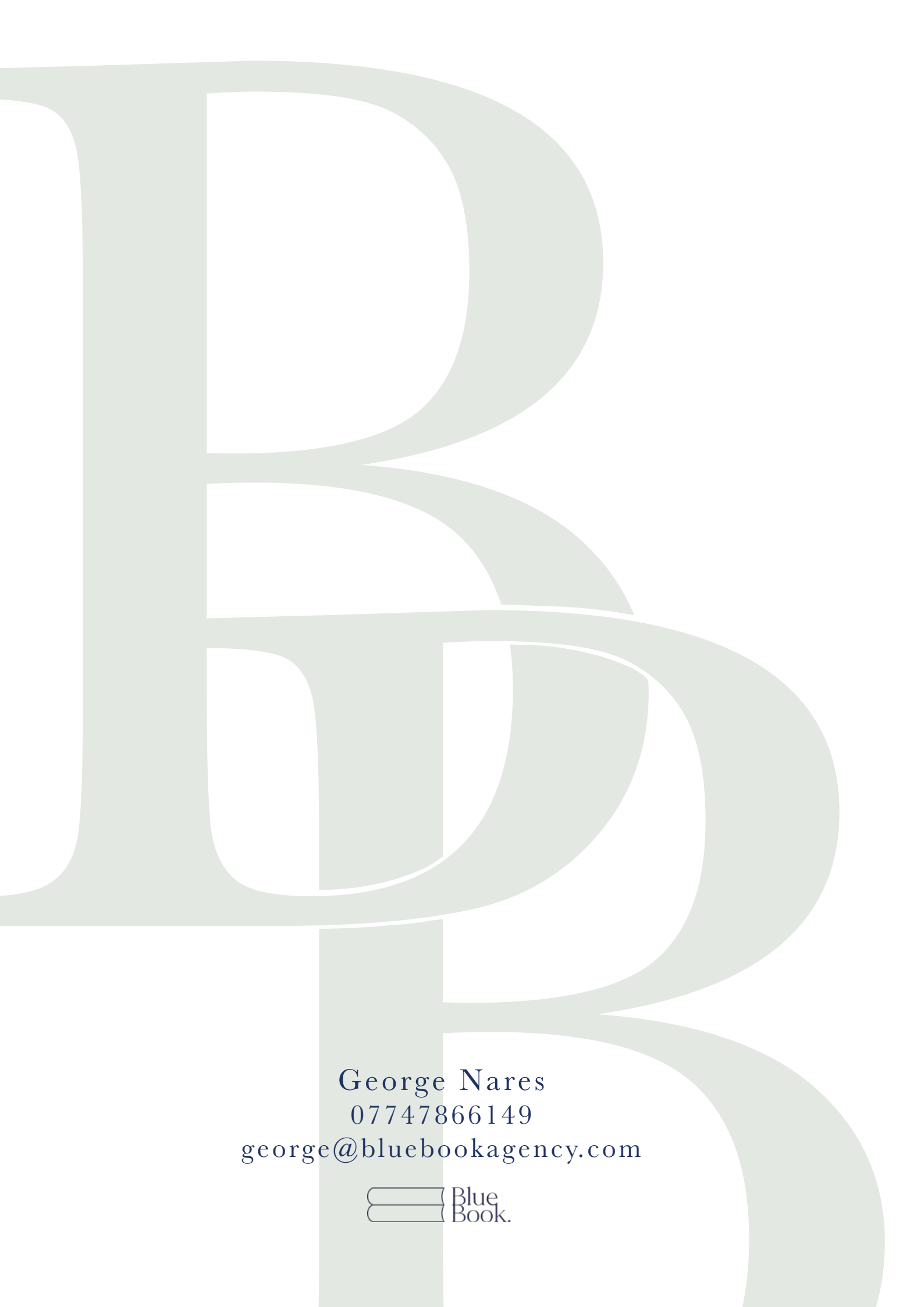
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Photographs and details prepared in May 2025.









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