



Chiselborough House, Somerset







A Georgian former rectory & cottage set in about **7 acres** of beautiful grounds amidst unspoilt countryside.

Entrance porch | Reception hall | Drawing room | Dining room | Study | Kitchen/breakfast room with walk-in pantry | Sitting room
Laundry room | Store room | Boot room | Cloakroom | Boiler room

Principal bedroom with en suite bathroom & shower | Double bedroom with en suite bathroom | 6 further bedrooms | Family bathroom | 2 WC's

Stable yard incorporating a cottage, double garage, single garage & 2 loose boxes

Walled courtyard | Swimming pool & pool house | Hard tennis court | Barn | Orchard | Garden & Grounds

In all about 7 acres (2.83 hectare)

Distances

Chiselborough 0.6 mile, Norton Sub Hamdon 1.3 miles, A303 1.8 miles, Crewkerne (Waterloo 2 hours 36 minutes) 3.8 miles,

Yeovil town centre 7.1 miles, Yeovil Junction station (Waterloo 2 hours 25 minutes) 9 miles, Sherborne 15 miles,

Castle Cary station (Paddington 90 minutes) 17.9 miles, Taunton/M5 J25 18.5 miles

(All distances and times are approximate)



Knight Frank Sherborne

15 Cheap Street
Sherborne
DT9 3PU

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Luke Pender-Cudlip

01935 810062
luke.pender-cudlip@knightfrank.com

Knight Frank Country Department

55 Baker Street
London
W1U 8AN

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Sarah Brown

020 7590 2451
sarah.ka.brown@knightfrank.com



Situation and Amenities

Chiselborough House is situated on the edge of Chiselborough village which has a pretty church and pub. The nearest village shop and post office is in the neighboring village of Norton Sub Hamdon. For wider needs the town of Crewkerne is nearby offering a wide range of shopping, recreational and business facilities, with Sherborne and Taunton also within a reasonable distance by car. There are excellent transport links close by with the A303 being under 2 miles away. The rail services include Yeovil Junction and Crewkerne Station to London Waterloo and Castle Cary Station to London Paddington. Bristol & Exeter Airports are both within about an hour's drive and offer connections to both local and international destinations. The local area also offers a wide choice of good schools from both the state and independent sectors. The latter sector includes Perrott Hill, the Sherborne schools, Leweston, Hazelgrove and Millfield, which are all within a 15-mile radius.

The property

Chiselborough House started life as a much smaller 17th century house that is reputed to have been dismantled and then re-assembled and extended in its current position during the Georgian period. The house has subsequently remained almost unchanged architecturally and is a lovely example of a house of that period.







The principal reception rooms and bedrooms are south facing with wonderful views over the attractive garden and grounds. Many of the classic, early 19th century architectural fittings remain and include small pane, tall windows, moulded architraves, beautiful joinery including oak parquet flooring and Blue Lias flagstones floors. The house has been the home of its current owners since 1997 and now offers the opportunity for a full refurbishment. The principal part of the house is formed around the central reception hall, which has three reception rooms off it and an elegant, sweeping staircase lit by natural light from a roof lantern above the stairwell.

Both the drawing room and adjacent dining room are south-facing with French windows providing direct access into the garden. Also on the ground floor is the sitting room, which has oak beams, a fireplace fitted with a wood-burning stove. The good-sized kitchen/breakfast room has a walk-in pantry and is thought to have a Blue Lias flagstone floor beneath its current covering. Upstairs off the main, galleried landing are four bedrooms, of which two have en suite bathrooms. A secondary landing leads to four further bedrooms and a family bathroom.

Cottage and Stable Yard

Beside the house is a cobbled hamstone stable yard incorporating two loose boxes, double garage, single garage and a two bedroom cottage (in need of refurbishment) with its own garden behind. Scope exists subject to planning to enlarge the cottage by incorporating the single garage.

Garden and Grounds

Chiselborough House is approached by a drive that swings round to the area in front of the house and is set in beautiful parkland grounds of about 7 acres, which have been developed over the past 24 years by the current owners. On the south facing side of the house there is an impressive climbing wisteria together with a large lawn and an established blue cedar tree. Beyond the lawn the gardens lead into a wonderful rich array of camellias, rhododendrons, magnolias, azaleas and other scented plants. Behind the house enclosed by beech hedging is a hard tennis court adjacent to a swimming pool with pool house (both of which are in need of repair). Beyond is a mixed orchard containing plum, apple, walnut, mulberry and pear trees as well as a former kitchen garden and stone built barn.





Agent's Note

A further 25.95 acres (10.5 hectares) of arable land adjacent to the grounds, with its own vehicular access and bordering the River Parrett may be available by separate negotiation.

Tenure

Freehold

Local Authority & Council Tax Band

South Somerset Council (www.southsomerset.gov.uk).

Chiselborough House: Tax Band G

Byme Cottage: Tax Band B

Services

Mains electricity, water & drainage. Private septic tank. Oil-fired central heating. Super-fast fibre broadband connection available. EPC rating F

Fixtures and fittings

All items usually known as tenants' fixtures and fittings whether mentioned or not in these particulars, are excluded from the sale but some may be available by separate negotiation. Such items include all curtains, light fittings, domestic electrical items and garden statuary.

Directions (Postcode TA14 6TX)

From the A303 take the A356 turning towards Crewkerne. Drive for about 1.8 miles and the entrance to the property will be found on the right.







Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."

Approximate Gross Internal Floor Area

Main House = 428 sq.m (4,606 sq.ft)

Garages = 74 sq.m (797 sq.ft)

Barn & Stables = 35 sq.m (376 sq.ft)

Cottage = 80 sq.m (858 sq.ft)

Total = 617 sq.m (6,637 sq.ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2022. Photographs dated March 2022.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

Brochure by wordperfectprint.com



