

Cross House

Milborne Port, Somerset



An elegant 18th century house with a walled garden, off road parking and garaging set in the heart of a sought after village near Sherborne

Sherborne 3 miles (Waterloo 2 hours 15 minutes) | A303/Wincanton 7.5 miles | Yeovil 8.5 miles | Castle Cary station 13 miles (Paddington 90 minutes) (Distances and times approximate).


8/9


3


3

Summary of accommodation

Main House

Ground Floor: Entrance hall | Sitting room | Drawing room | Dining room | Study | Kitchen/breakfast room
Laundry room | Cloakroom

First Floor: Landing | Principal bedroom with ensuite/dual access bathroom to adjacent dressing room (double bedroom) | 2 Further double bedrooms | Single bedroom | Family bathroom

Second floor: Landing | Kitchen/breakfast room | Sitting room | 2 Double bedrooms | Shower room

Garden and Grounds

Parking | Double garage | Walled Garden



Situation

(Distances and times are approximate)

Cross House is situated in the heart of the attractive village of Milborne Port, which is surrounded by lush countryside on the banks of the River Gascoigne, a tributary of the River Yeo.



The village is a thriving community with excellent amenities including a church, primary school, GP surgery, village hall, two pubs, two restaurants (one incorporating a takeaway fish & chip shop), garage/post office and several shops including a Co-op convenience store, newsagent, chemist, butcher.



The nearby Abbey town of Sherborne can meet most day-to-day needs with a wide range of shops including a Waitrose supermarket and local businesses including dental and veterinary surgeries.



Sherborne also has a mainline railway station on the West of England Main Line with services to Waterloo (2.25 hours) and Exeter Central (1.25 hours). In addition, Bournemouth, Bristol and Exeter airports are all about an hour and a quarter away by car.



The wider local area also offers a wide choice of schools for children of all ages. These include The Gryphon School for state secondary education along with three highly rated independent schools are in Sherborne plus Leweston, Hazlegrove, the Bruton Schools, Hanford and Port Regis from the independent sector.

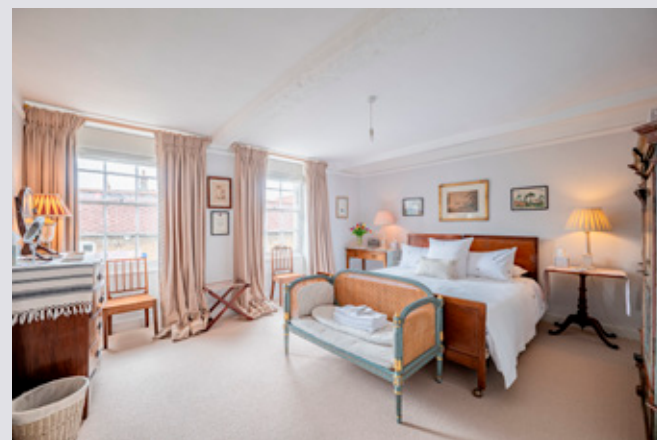


The Property

Set back behind hedging and wrought iron railings, Cross House as its name implies is just a stone's throw from the crossroads at the centre of the village. Built of limestone with Bath Stone dressings, the house dates from the 18th century and is an attractive and impressive example of a significant family house of the Georgian/Victorian period. It is Grade II listed and has retained many original architectural fittings including tall, wide sash windows, working shutters, stained glass in the drawing room's bay window, several elegant, open fireplaces, painted panelling and timber floors. Today it is beautifully presented and has clearly been well maintained over recent years. All the rooms are of a good size with excellent ceiling heights.

The ground floor incorporates four reception rooms, with the two main reception rooms facing south west to catch the best of the afternoon and early evening light. The kitchen/breakfast room is at the back of the house overlooking the walled garden and with direct access to the terrace when dining outside. It has ample room for a large kitchen table and is equipped with a new Neptune kitchen, which has handmade, painted timber units and an Everhot electric range cooker.

Upstairs there are a total of seven/eight bedrooms spread over two floors. The principal bedroom faces east and south and has French windows opening out onto a large roof terrace overlooking the garden, plus a large, ensuite/dual access bathroom that leads through to a large dressing room/occasional bedroom. The remaining bedrooms share the family bathroom and shower room.



Outside

The parking area for Cross House is approached via a shared driveway extending down one side of the house. Adjacent to it is a large, double garage with a side door that opens onto a paved terrace leading to the kitchen/garden door. Extending out to the rear and one side of the house is the property's walled garden, where a combination of high stone walls, mature trees and shrubs provide a sense of complete privacy. The garden is designed to be easily maintained with a level lawn at its centre, fringed by mature trees and walls adorned with climbing shrubs and roses.

Property Information

Tenure: Freehold

Services: Mains water, electricity, drainage & gas. Gas-fired central heating.
Electric Everhot range cooker.

Local Authority: Somerset Council
(www.somerset.gov.uk)

Council Tax: Band F

EPC: F

Agent's Note: Several years ago, the house was divided into three flats. Almost all traces of the division have now gone but the top floor could easily be used as a self-contained flat if desired.

Directions(DT9 5ET):
What3Words: ///cable.scorched.decoded.

Approach Milborne Port via the A30 and continue to the crossroads at the centre of the village, where London Road/High Street meet North and South Streets. Turn into North Street and the property will be seen immediately on the right. Turn right onto the approach driveway on the right of the property and then after 40 yards park in front of the double garage on the left.

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area
 Main House = 422 sq m / 4,542 sq ft
 Loft Storage (approx.) = 35 sq m / 376 sq ft
 Garage = 39 sq m / 419 sq ft
 Total = 496 sq m / 4,979 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.



Knight Frank

First Floor, 5 Hound Street

Sherborne

DT9 3AB

knightfrank.co.uk

I would be delighted to tell you more

Simon Barker

01935 810064

simon.barker@knightfrank.com



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 May 2025. Photographs and videos dated May 2025.

All information is correct at the time of going to print. 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. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. 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.