



Chiselborough House











# Chiselborough House

Stoke sub Hamdon, Somerset, TA14 6TX

A303 1.8 miles. Norton Sub Hamdon 1.5 miles. Crewkerne 4 miles. Sherborne 15 miles. Castle Cary train station and M5 motorway junction 25 approximately 18 miles.

A well proportioned former Georgian rectory and cottage, providing an opportunity to refurbish to your own specification and set within glorious parkland grounds of approximately 7.26 acres. EPC Band F

- Georgian rectory and cottage in need of refurbishment
- Beautiful parkland grounds
- Four reception rooms
- Kitchen/Breakfast room
- 8 Bedrooms, 2 En Suites and family bathroom
- Stable yard incorporating cottage
- Garaging and stables
- Walled courtyard, swimming pool and tennis court
- In all approximately 7.26 acres
- Freehold. Council Tax Band G

Guide Price £1,800,000

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## SITUATION

Chiselborough House lies close to the popular village of Chiselborough with its pretty church and public house. Norton sub Hamdon is within 1.5 miles with its church, village store/post office, public house and primary school. The village of Stoke sub Hamdon lies at the foot of Ham Hill Country Park where extensive footpaths can be enjoyed and breathtaking views of the surrounding countryside, the village also benefits from a doctor's surgery. The market town of Crewkerne is within 4 miles where a good range of day-to-day facilities can be found including a Waitrose supermarket and mainline rail link to Exeter and London Waterloo. The larger town of Yeovil is within 8 miles and Sherborne 15 miles. The A303 is readily accessible approximately 1.8 miles to the north with the county town of Taunton a further 18 miles where access to the M5 motorway junction 25 can be found. There is also a mainline rail link to London Paddington at Castle Cary station which is a similar distance. The city of Exeter is approximately 40 miles distant.

## DESCRIPTION

Chiselborough House is believed to have started its life as a much smaller 17th century house that is reputed to have been dismantled, 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. It is constructed principally of hamstone and is contained beneath a slate roof. The rooms are well proportioned with all principle rooms enjoying wonderful views of its delightful parkland ground setting, which provide much privacy. Many of the classic early 19th century architectural fittings remain and includes, small pane tall windows, moulded architraves, beautiful joinery including oak parquet flooring and blue lias flagstone flooring. The house has been home to its current owner since 1997 and now offers the opportunity for a full refurbishment.

The property is approached over a sweeping drive which dissects the stunning parkland grounds, together with a useful range of outbuildings which include a potential two bedroom cottage in need of refurbishment and stable yard incorporating two loose boxes, double garage and a single garage.

## ACCOMMODATION

The principle part of the house is formed around the central reception hall, which has three reception rooms and a study leading 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 a sitting room which has oak beams, a fireplace fitted with a wood burning stove. The good size kitchen/breakfast room has a walk-in pantry and is thought to have a blue lias flagstone floor beneath its current covering. There are various service rooms including utility, store room, boot room, toilet and boiler room.

On the first floor, leading 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 it's own garden to the rear. Scope exists subject to the necessary planning consents to enlarge the cottage by incorporating the single garage.

### GARDENS AND GROUNDS

Chiselborough House is approached by a private drive that sweeps around to the front of the house, providing extensive parking and access to the various garaging and outbuildings. This beautiful country property sits within parkland grounds of approximately 7.26 acres, which have been developed over the past 28 years by the current owner. On the south facing side of the house there is an impressive climbing Wisteria, together with a large lawn and 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 and pool house (both of which are in need of repair). Beyond is a mixed orchard containing a fine selection of fruit trees including Plum, Apple, Walnut, Mulberry and Pear trees, as well as a former kitchen garden and stone built barn.

### VIEWINGS

Strictly by appointment through the vendors selling agent, Stags. Yeovil office telephone 01935 475000.

### SERVICES

Mains water and electricity are connected.

Private drainage.

Broadband Available: ADSL under 24 Mbps Superfast 24 - 100 Mbps. (ofcom)

Mobile Available : EE THREE, VODAFONE and O2 - all with limited service availability (ofcom)

Flood Risk Status : Very low risk

### DIRECTIONS

From the A303 take the exit signposted Crewkerne A356. After approximately 1.8 miles the entrance to Chiselborough House will be seen on the right hand side.

WHAT3WORDS///TRAPPINGS.WOLVES.EYELASHES



Approximate Gross Internal Area = 428.0 sq m / 4606 sq ft  
Garages = 74.0 sq m / 797 sq ft  
Barn & Stables = 35.0 sq m / 376 sq ft  
Cottage = 80.0 sq m / 858 sq ft  
Total = 617.0 sq m / 6637 sq ft



Illustration for identification purposes only, measurements are approximate,  
not to scale. Fourlabs.co © (11173490)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		75
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	34	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC







