



Symonds
& Sampson

Highfield House

Chedington, Beaminster, Dorset

Highfield House

Chedington
Beaminster
Dorset DT8 3HY

Set within former walled kitchen garden of Chedington Court, Highfield House offers superior two-floor accommodation, bespoke finishes, extensive gardens, outbuildings, and 8.87 acres of land, including paddocks, a wildlife pond, and a shepherd's hut.



- Detached
- 4 bedrooms
- 4 reception rooms
- Solar panels and air source heat pump
- Wrap around Gardens
 - Views
- About 8.87 acres
- Out Buildings

Guide Price £1,400,000

Freehold

Beaminster Sales
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DWELLING

Set within the former walled kitchen garden of Chedington Court (circa 1850, not listed), Highfield House, built in 1983, offers spacious accommodation over two floors to a superior standard. Features include oak flooring, an oak-framed garden room, and a ham stone inglenook fireplace. The bespoke kitchen, crafted by Halstock Joinery, complements the principal bedroom, which offers front views and a stunning en-suite. The property benefits from an air source heat pump, solar PV panels, and an oil-fired AGA.

The gardens wrap around the house with a paved terrace, ornamental pond, and woodland. Outbuildings include a renovated garden building, an open-front barn, garaging, and workshops. The land extends to about 8.87 acres (3.59ha) with paddocks, a wildlife pond, and a shepherd's hut.

INTERNAL

The entrance door leads into the hall, with all principal rooms off it, a coat cupboard, and stairs to the galleried landing.

The kitchen flows into the light-filled garden room. The bespoke tulip wood units, crafted by Halstock Joinery, are complemented by solid granite worktops, an inset sink, and integrated appliances, including a dishwasher and multi-function oven. The oil-fired AGA, is the focal point. Off the kitchen, a lobby leads to a modern cloakroom and utility/boot room with storage, a butler sink, and space for a washing machine. A door opens to the garden.

An archway from the kitchen leads to the oak-framed garden room, featuring beams, a vaulted ceiling, and views of the paved terrace and mirrored-effect black pool. Two doors open to the garden.

Back in the hall, steps lead to the dual-aspect sitting room with an inglenook fireplace and Clearview wood burner. French doors open to the rear garden.

There are two other reception rooms. The spacious day room is situated on the rear with wooden flooring and French doors to the garden. The study at the front of the property includes built-in desk and storage.

Upstairs, the galleried landing is light-filled and leads to four bedrooms and a loft

room with conversion potential. The principal bedroom offers views over Chedington Court and countryside. The ensuite features a stand-alone bath, floating double sinks, WC, walk-in shower, and underfloor heating. There is a double bedroom with a dressing area, built-in wardrobe, and basin.

The loft room above the sitting room could be converted into a fifth bedroom with an adjacent small bathroom.

The family bathroom includes a walk-in shower, WC, wash basin, tiled walls and floor, and a heated towel rail.

OUTSIDE

A gated drive leads to parking for three to four cars, passing the productive vegetable garden with its greenhouse and beds.

The garden wraps around the house, featuring a multi-level paved terrace with an ornamental mirror pool and a garden storage shed. Established flower and shrub beds line the path, leading to a recently renovated garden building offering dry, secure storage at the back of the walled garden.

A reclaimed oak door opens into the woodland and a naturalistic garden. Paths wind through the trees, leading to the orchard and a large pond. From the shepherd's hut and upper pasture, there are stunning views of the Quantock Hills and, on clear days, the Welsh mountains.

The land includes a fruit cage, rhubarb and strawberry beds, and good pasture for grazing. Outbuildings consist of a large open-fronted barn, garaging, workshops (with loft storage), and storage sheds with plumbing and electric.

SERVICES

Agents Note
The original planning permission (No 1/W/83/235) included a 2 bedroom annex which could be added to the property if so desired.

Services:
Mains water (Domestic and Agricultural supply. Mains electricity. Mains Drainage

Air Source Heat Pump Daikin Altherma.
Oil-fired AGA.
Solar Panels - Canadian Solar – with Solar iBoost to heat water

Local Authority
Dorset Council - 01305 251010
Council Tax Band G.

Superfast Broadband is available currently with Ultrafast currently being installed.

Mobile signal inside is limited from all providers, whilst likely coverage outdoors from all network providers.

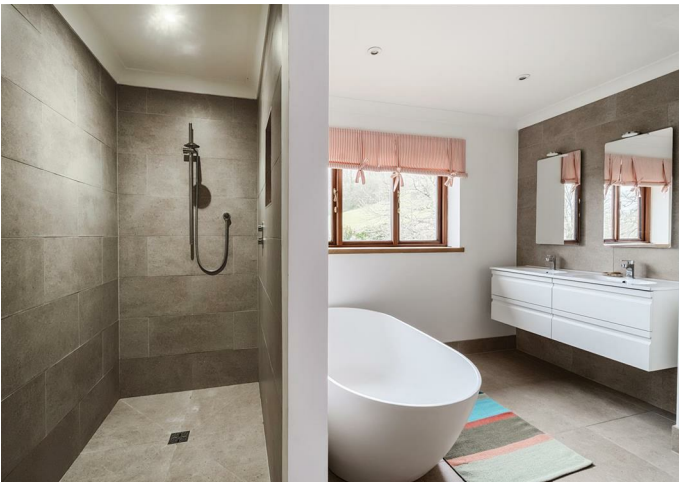
MATERIAL INFORMATION

There are no current granted planning applications within the postcode which will affect the property, which we have been made aware of.
<https://planning.dorsetcouncil.gov.uk/searchresults.aspx>

As is often the case, the title register is likely to contain rights and covenants, please check with your legal adviser or call the office if you would like to discuss prior to making a viewing.

SITUATION

Chedington which lies 4.8 miles from Beaminster and 3.5 miles from Crewkerne (mainline station Exeter-Waterloo) and 17 miles from the county town of Dorchester is in an elevated position and from many vantage points are fine views over the surrounding countryside. The village is comprised of attractive ham stone character cottages, larger period properties including the prestigious Chedington Court estate, the very popular Winyard's Gap inn, an elite equestrian centre, and there are no housing developments.



Chedington, Beaminster

Approximate Area = 2660 sq ft / 247.1 sq m

Limited Use Area(s) = 91 sq ft / 8.4 sq m

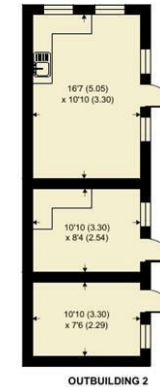
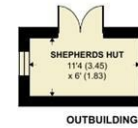
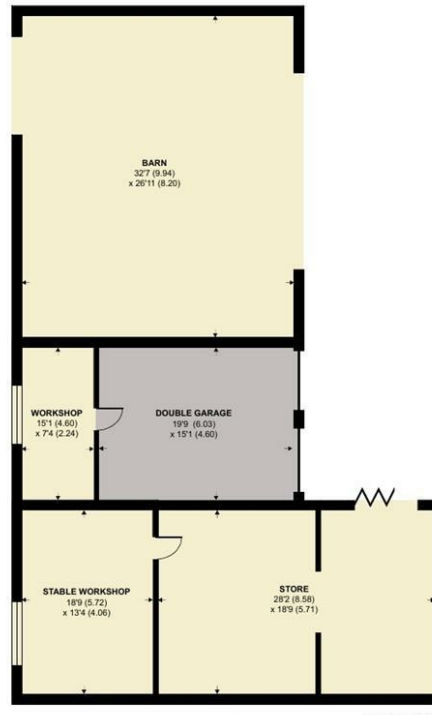
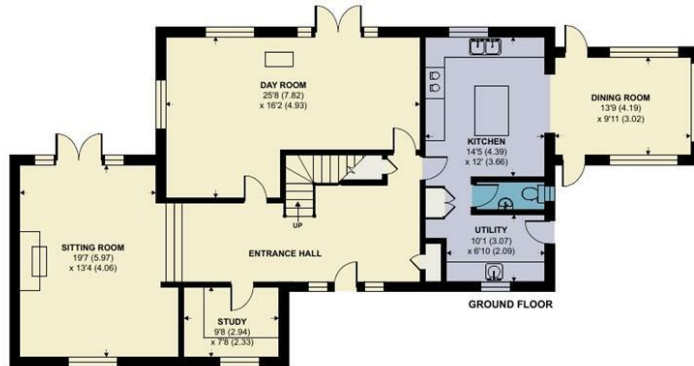
Garage = 307 sq ft / 28.5 sq m

Outbuilding = 2265 sq ft / 210.4 sq m

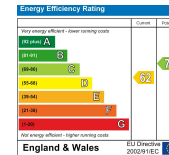
Total = 5323 sq ft / 494.5 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1264713



BEA/3701/MED/8.4.25



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