



Symonds
& Sampson

Stonefield House

Whatley, Winsham, Somerset

Stonefield House

Whatley, Winsham,
Somerset TA20 4JS

A generous, well-presented four bedroom country house with fine views and mature gardens, set in a tranquil, rural position surrounded by ancient parkland. Flexible outbuildings with stabling, tennis court and pretty pastureland.



18.07 acres (7.31 ha)

- Well-presented country house with fine rural views
 - Private setting with no immediate neighbours
 - 40 ft open plan kitchen/dining/living area and 34 ft main bedroom suite
 - Adaptable outbuildings and stable yard
 - Attractive mature gardens with tennis court
 - Parkland with magnificent specimen trees
 - Ideal small holding or equestrian property

Guide price £1,450,000

Freehold

For Sale by Private Treaty

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SITUATION

Stonefield House is set in a convenient rural location, with no immediate neighbours, tucked away on the Somerset/Dorset borders with glorious views over the rolling countryside. The pretty village of Winsham (0.8 miles) has a thriving community with a general stores/post office, church, village hall and playing fields. The nearby town of Chard has a range of supermarkets, specialist retailers, a swimming pool and leisure centre. Within easy reach is Crewkerne (7 miles) with a Waitrose supermarket and mainline station on the London Waterloo line. The UNESCO Jurassic coast with the popular resorts of Lyme Regis and West Bay are within half an hour's drive, offering excellent opportunities for walking, fishing and swimming.

The county town of Taunton (17 miles) is easily accessible with a wider range of facilities and cultural activities, as well as a connection to the M5 and a mainline rail service to London Paddington. The nearby A303 provides an alternative route to London.

THE PROPERTY

Stonefield House is surrounded by the parkland of Leigh House, an Elizabethan mansion, which was previously part of the Forde Abbey Estate (1.3 miles distant), until the dissolution of the wealthy Cistercian monastery by Henry VIII. This attractive 4 bedroom detached house was built in the late 1980s, of cavity wall construction faced with sheer stone under a Cotswold style tiled roof. The house



has been well-designed to create a welcoming and light-filled home, with all the comforts of modern living. The current owners have further enhanced the property with a sympathetic extension, creating a triple aspect open-plan kitchen/dining/living room, with glass doors opening onto a sunny terrace. The kitchen features integrated appliances, an Aga, as well as quartz work tops and an island. Upstairs the triple aspect master bedroom has two Juliette balconies, an ensuite shower and dressing area with a free-standing bath. Many of the rooms have views over the gardens to the open countryside beyond. The surrounding land and flexible outbuildings will appeal to a range of lifestyle interests; whether as a small holding or equestrian property.

Please see floorplan for accommodation and measurements.

OUTSIDE

The property is approached over a driveway which sweeps up to the parking area in front of the house and garage. A particular feature of Stonefield House are the charming gardens which provide a private setting and gently blend into the surrounding countryside. The informal gardens are largely laid to lawn with fine mature trees and shrubs including a copper beech, ornamental cherries and wisteria for year-round colour and interest. There is a small orchard and a hard surface tennis court beyond. Closer to the house there are more formal borders with a small pond.



OUTBUILDINGS & STABLES

Within the grounds are the following:

1. Workshop (6.70m x 6.12m) with storage over, of similar construction to the house.
2. Timber open fronted Double Garage (7.10m x 5.94m).
3. L-shaped Stable Block (16m x 4.40m), timber construction with 2 loose boxes, a foaling box (now divided) and a hay barn, set within a fenced yard.

THE LAND

Contained within a ring fence is a block of gently sloping permanent pastureland divided into paddocks. The land is sheltered by Queen Hill Wood to the west, providing

protection to the house. There are several mature specimen trees including oaks and a chestnut which greatly enhance the property. In all 18.07 acres (7.31 ha).

SERVICES

Mains electric. Main water. Private drainage (treatment plant). Oil-fired central heating. Broadband: Standard available. Mobile Network Coverage: Likely outside. Limited inside. Source:Ofcom.org.uk

MATERIAL INFORMATION

1. Stonefield House is situated in Flood Zone 1, an area with a very low probability of flooding.

2. No public rights of way affect the property.

AGRICULTURAL SCHEMES

1. The land is entered into the Countryside Stewardship Mid Tier Scheme

SPORTING

All rights are understood to be owned and included in the sale. Racing at Taunton or Wincanton. Close by is Chard Equestrian which offers a wealth of facilities, together with both Bicton and Pontispool being within easy reach. Golf at Cricket St Thomas. Sailing on the coast at Lyme Regis or West Bay.



LOCAL AUTHORITY

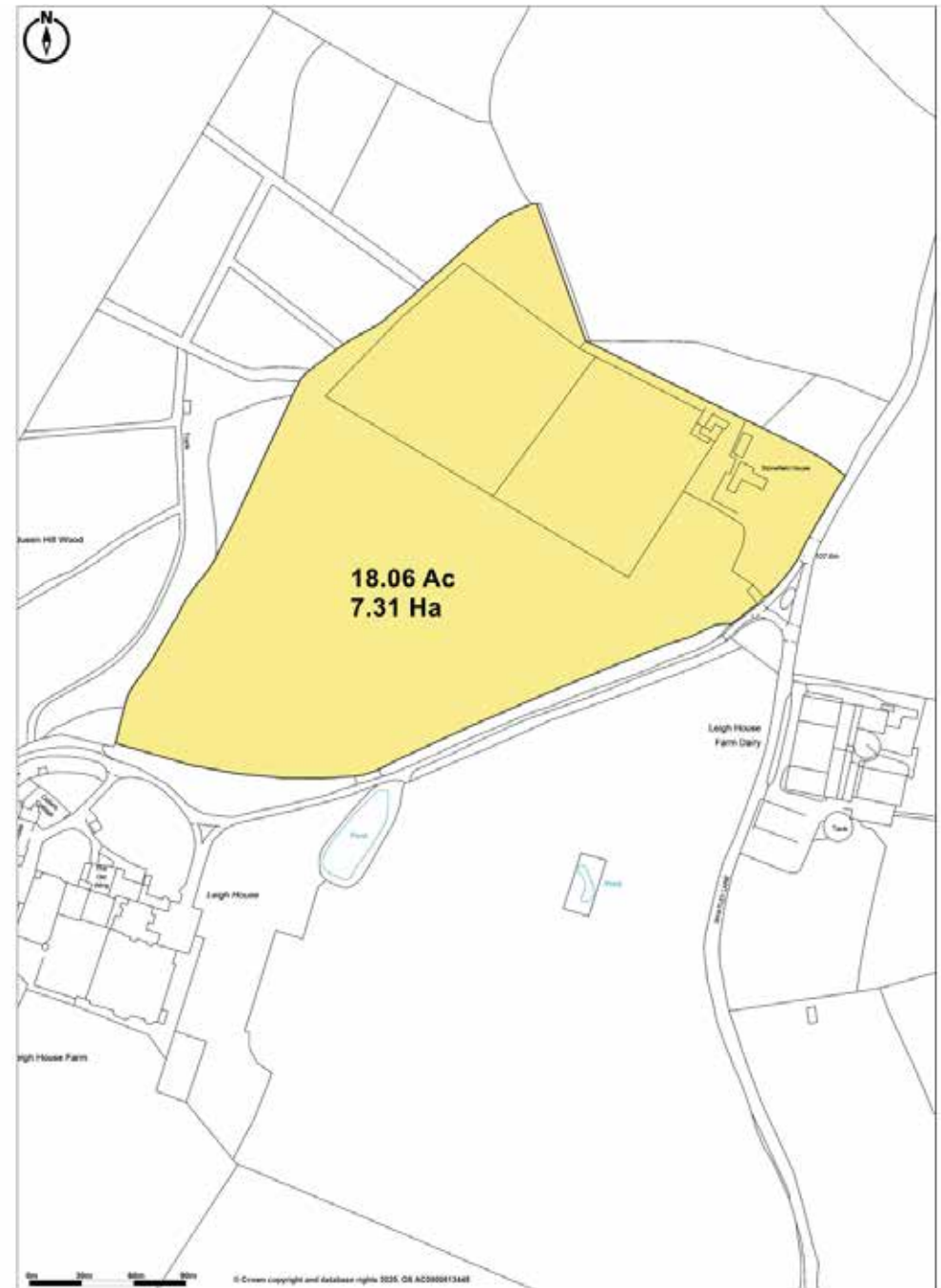
South Somerset District Council. Tel: 01935 462462 Council Tax Band: F

DIRECTIONS

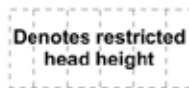
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VIEWING

Strictly by prior appointment with sole agents Symonds & Sampson LLP. Further information, if required, is available from Ross Willmington or Angela Gillibrand on 01297 33122



Approximate Area = 3125 sq ft / 290.3 sq m
 Limited Use Area(s) = 77 sq ft / 7.1 sq m
 Total = 3202 sq ft / 297.4 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England & Wales

EU Directive
2002/91/EC



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential)
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