

Coombe Cross

Horsington, Somerset







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A handsome Edwardian country house with an indoor swimming pool and traditional garage and stable courtyard. The house has extensive gardens and grounds and sits in an elevated rural position with far reaching views, surrounded by rolling countryside.

Templecombe 1 mile (London Waterloo from 2 hours 4 minutes), A303 4 miles, Wincanton 4 miles
Sherborne 6 miles, Bruton 9 miles, Castle Cary 9 miles (London Paddington from 92 minutes)
Shaftesbury 12 miles, Blandford Forum 18 miles
(All mileages and times are approximate)

Ground Floor: Entrance hall | Cloakroom | Sitting room | Playroom | Drawing room | Dining room
Inner hall | WC | Kitchen | Garden / breakfast room | Pantry | Larder | Rear hall / boot room | Wine cellar
Attached indoor heated swimming pool | Changing room with laundry facilities and shower

First Floor: Master bedroom with en-suite bathroom and dressing area
Guest bedroom with balcony, en-suite dressing room and bathroom | 2 / 3 further bedrooms | Family bathroom
Laundry room | Nanny flat with bedroom, kitchenette and shower room

Second Floor: Bedroom | Home office | Games room | 2 attic rooms | Attic store room

Triple garage | 6 stables | Garden stores | Machinery / tractor shed | Plant room
Ha-ha | Sweeping lawns | Lavender parterre | Hard tennis court | Duck pond | Lake | Paddocks

In all about 10.3 acres (4.2 hectares)

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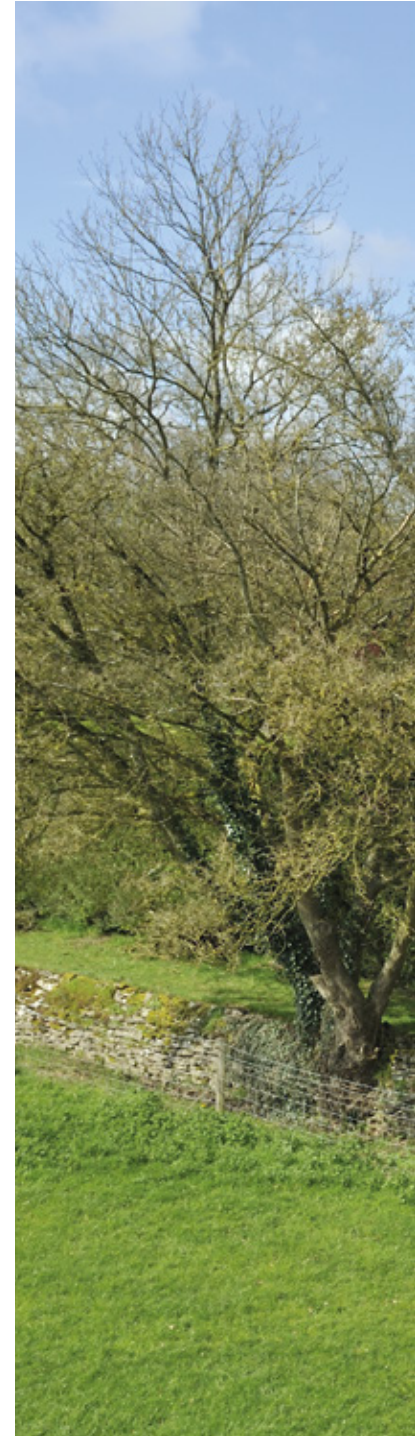
Situation and Amenities

Coombe Cross is situated about ¼ mile from the attractive village of Horsington in Somerset which has a number of fine period properties, parish church, primary school, a recently refurbished and extended village hall, cricket and soccer pitches and a public house. The house is surrounded by rolling countryside with far reaching views.

There are extensive shopping, business, recreational and cultural facilities in the Abbey town of Sherborne and the regional centre of Yeovil is about 13 miles to the west.

Sporting facilities in the area include golf at Sherborne, Yeovil, Wincanton and Dorchester (Came Down); National Hunt racing at Wincanton and Taunton; flat racing at Bath and Salisbury; and hunting with the Blackmore Vale. Sailing and water sports can be enjoyed at Weymouth Bay (the 2012 Olympic sailing venue) or along the World Heritage designated Dorset Jurassic coastline.

Independent schools nearby include the Sherborne Schools for Boys and Girls, Leweston, the Bruton schools, Bryanston, Claysmore, Milton Abbey, Millfield, Hanford, Hazlegrove, Knighton House and Port Regis.





Communications in the area include two mainline railway links available from Templecombe, with services to London Waterloo and Exeter St David's and Castle Cary, with services to London Paddington, Bristol Temple Meads, Weymouth and Plymouth. The A303 links to the M3 towards London and the M5 towards the South West and the Midlands. Bristol Airport and Bournemouth Airport are both about 34 miles away and provide scheduled domestic and international flights.



Coombe Cross

Coombe Cross is a handsome Edwardian country house of traditional stone construction under a clay tile roof, clad in creeper, climbing roses and a magnificent wisteria. The house is situated in an elevated rural position and bounded by mature gardens and grounds. There are far reaching views over the surrounding rolling Somerset countryside.

The house is approached from a quiet village lane with a gravelled 'in and out' drive leading to a turning circle to the north of the house. From the front door, a striking entrance hall with off-lying cloakroom leads into an inner hall with the principal reception rooms all leading from here. The inner hall is half-panelled and flooded with natural light from the large stone mullion windows.

The sitting room, playroom, dining room and drawing room all face south east with wonderful views over the principal lawn. Many of these rooms have box seats to take advantage of the beautiful outlook and a door from the sitting room leads out on the stone flagged terrace surrounding the rear elevations of the house. The dining room has a particularly special fireplace with ornate hand-carved oak surround.

The kitchen is fitted with marble topped fitted units and an oil-fired Aga. Leading from the kitchen are the larder and pantry (steps lead down to the wine cellar), a rear hall / boot room with door to the parking area and the garden room with an informal dining area and link to the indoor swimming pool.

The indoor swimming pool (47' x 25') was built in 2000 with an attached changing room providing laundry facilities, WC and a shower. French windows lead out onto the rear terrace enhancing the natural light and air flow during the summer months.

The principal staircase leads up to a wide landing on the first floor. The spacious principal bedroom suite and main guest bedroom suite occupy opposite ends of the house, providing privacy. A secluded balcony off the guest bedroom offers views out over the gardens and farmland beyond.



Two further bedrooms all have views over the gardens and share a bathroom located off the first floor hall. Bedroom 4 (see floor plans) could be reinstated as two smaller bedrooms. There is a link through to a secondary landing with access to the rear staircase and nanny flat with a bedroom, kitchenette and shower room.

The secondary staircase leads up to the second floor with a home office, games room, dormitory / children's bedroom and two further attic rooms.

The accommodation is shown in detail on the floor plans.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside
- Recreation

Approximate Gross Internal Floor Area
Main House: 995 sq m / 10,710 sq ft (Including Pool & Loft Space)
Cellar = 11 sq m / 118 sq ft
Outbuildings = 167 sq m / 1,798 sq ft
Total = 1,173 sq m / 12,626 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.

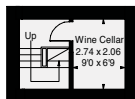


Outbuildings

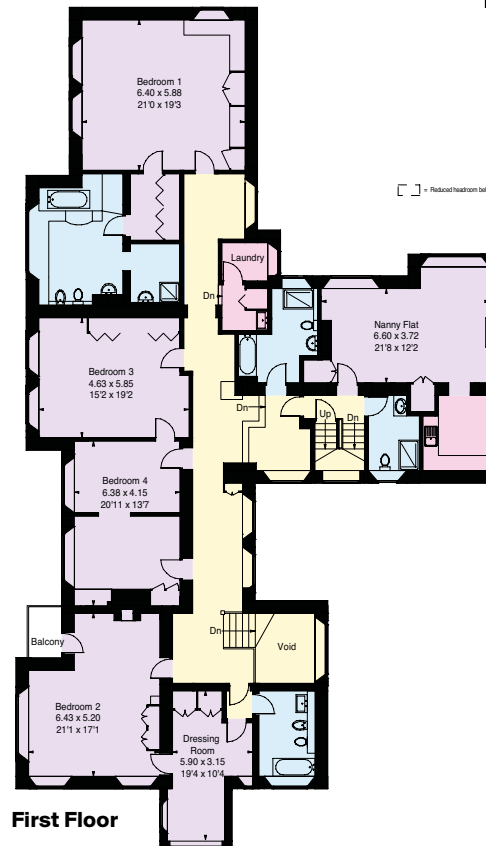
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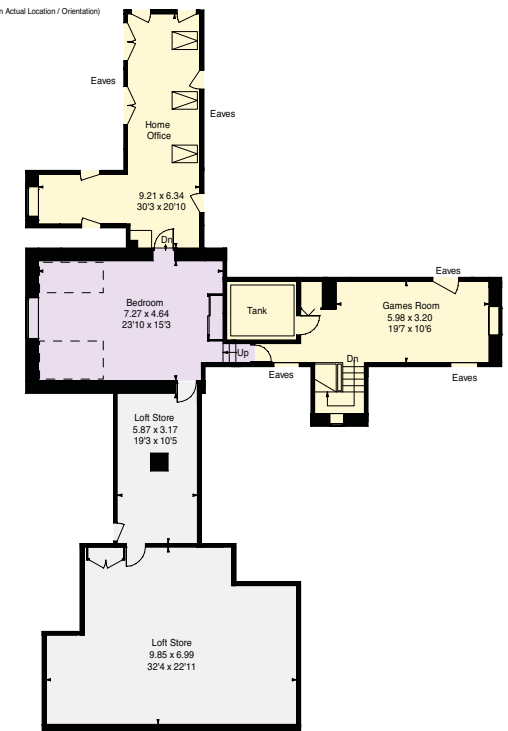
Ground Floor



Cellar



First Floor



Second Floor

Gardens and Grounds

At the front of the house, the entrance ways are adorned with an array of neatly clipped box hedging, mature yew hedges, perennial shrubs and plants. A flagstone terrace surrounds the rear elevations with an attractive courtyard lying off the garden room and rear hall. The courtyard has a built-in hot tub with wonderful views over the lavender parterre, rose covered pergola, a trellised walkway adorned with Populous Candicans and grounds beyond. There is a particularly special magnolia tree and lying near the house is a vegetable garden, part enclosed in box hedging and a large area of lawn, planted with palm trees and bound by floral and herbaceous borders.

To the front of the house is a large area of sweeping lawn bound by mature trees, shrubs and enclosed by a stone ha-ha. Lying beyond the ha-ha is a fenced duck pond and a larger lake has been created in one of the paddocks.



The hard tennis court lies to the east of the lawn garden and is enclosed by fir hedging with a separate access way nearby off the village lane to the paddocks.

Outbuildings

A U-shaped garage and stable block lies to the north west of the house, constructed of brick and stone under a clay tile roof and built around a concrete yard. The yard is part covered by a glazed canopy. Within the block are three secure garages, six stables, various garden stores and a tractor / machinery shed.

Built in between the indoor pool and house is the plant room housing the boiler, control panels and filtration equipment.

General Remarks and Stipulations

Method of Sale

Coombe Cross is offered for sale freehold with vacant possession by private treaty.

Overage Clause

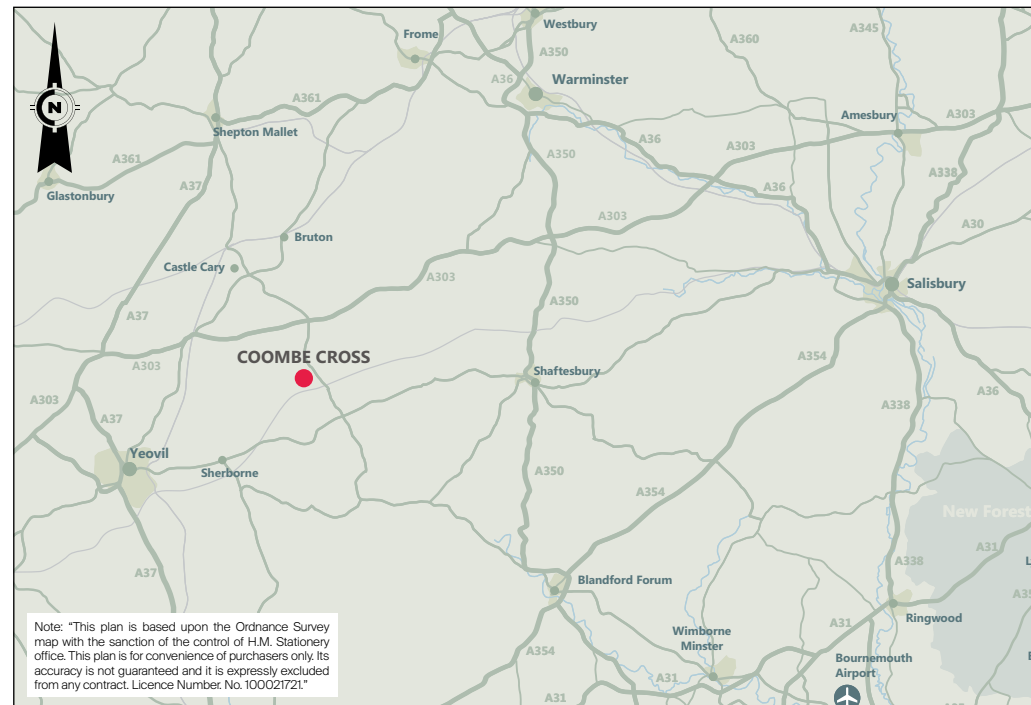
Part of the field abutting the lane to the east of Coombe Cross is subject to an overage clause whereby any uplift

in value of the Overage Land due to grant of residential planning consent is to be split 50/50 between purchaser and seller. The term is for 25 years from the date of completion (plan available on request).

Services

Coombe Cross is connected to mains water and electricity with private drainage. There is a private water supply for the lake and pond. The house has an intruder alarm and CCTV system. The Aga, central heating and pool heating systems are oil-fired.





EPC

F

Local Authority

South Somerset District Council: 01935 462462

Council Tax

Band H

Fixtures and Fittings

All fixtures, fittings and garden statuary are excluded from the sale, although some may be available by separate negotiation. Please note that the oil painting mounted above

the fireplace in the dining room is specifically excluded from the sale but may be available by separate negotiation.

Directions (BA8 0DD)

From London, take the M3 south and exit at Junction 8 onto the A303. Follow the A303 for about 59 miles and take the exit towards A371/A357/Wincanton/Blandford. Follow signs for Blandford (A357) and after crossing back under the A303, head south for about 3 miles, passing through the village of Horsington. Turn right onto Stowell Lane and Coombe Cross is the first house on your left.

From the A30, turn north at the junction with the A357 and follow this road for about 2.5 miles, passing through the villages of Yenston and Templecombe. Turn left onto Stowell

Lane and Coombe Cross is the first house on the left. If you drive through Horsington you have gone too far.

Viewings

Viewings are strictly by appointment with the sole selling agents, Knight Frank LLP.



Connecting people & property, perfectly.

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.

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