



COURTFIELD

Great Street, Norton Sub Hamdon, Somerset



A HANDSOME GRADE II LISTED VILLAGE HOUSE

Standing in beautiful garden and grounds with a tennis court and kitchen garden, in the centre of a popular village with easy access onto the A303.



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EPC

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Local Authority: Somerset Council

Council Tax band: H

Tenure: Freehold

Postcode: TA14 6SG What3words:///task.ground.influence

Services: Mains water, electricity, gas and drainage. Gas-fired central heating. Solar Thermal Panels. Private water with rain harvesting system.

Viewings strictly by appointment only through Knight Frank LLP



SITUATION

Courtfield is situated in the small, pretty village of Norton-sub-Hamdon with many of its houses constructed from the distinctive hamstone taken from nearby Ham Hill. The village has good amenities including a parish church, village hall, convenience store/post office, primary school and pub. The nearby towns of Crewkerne (5 miles) and Yeovil (6.8 miles) are conveniently close by for all day to day requirements including mainline rail connections (London Waterloo 2.5 hours). For wider travel needs the A303 is just 1 mile away providing good connections to both the east and west. There are airports at Exeter and Bristol, both about an hour's drive away. The local area offers a wide choice of schools from both the state and independent sectors, including Stanchester Academy (state secondary) Perrott Hill, the Sherborne schools, Leweston, Hazlegrove, Milfield and the Taunton Schools.







COURTFIELD

Courtfield is a handsome Grade II listed detached village house believed to have early 18th century origins with later 19th century additions. The property is constructed of local Hamstone elevations under a slate roof with stone copings and ashlar chimney stacks. Situated centrally within the village it stands in a prominent position close to the church. The accommodation is extensive offering over 5500 sq. ft of family orientated living space, which is spread over three floors. The ground floor comprises five generous reception rooms, a large kitchen/breakfast room which is the central hub of the house, with a vaulted ceiling and two sets of full height sliding glazed doors onto the adjacent terrace, laundry/bootroom, back lobby and WC. There are two flights of stairs which rise to the first floor, the main stairs lead from the entrance hall and the rear stairs from the laundry room. On the first floor the principal bedroom suite consists of a generous sized dressing room with ensuite bath/shower room. There are four further double bedrooms, one family bath/shower room and a separate WC. The rear stairs continue up to the second floor where there are a further two double bedrooms and a further large bath/shower room. There is a separate cottage - Courtfield Lodge, a three bedroom link detached house, which is available by separate negotiation providing excellent secondary accommodation for staff, a dependant relative or as a rental to provide income potential.







GARDEN AND GROUNDS

Courtfield is accessed off Great Street, through stone gate pillars with balled finials leading onto a large gravelled parking and turning area to the front. The garden, which is beautifully presented lies predominately to the rear of the house with level lawns interspersed by stocked borders, some with box hedging, stone walling and pillared walls creating distinctive rooms. There is a formal area of garden which is partly walled and lies adjacent to the church, which has a prominent position and frames the northern boundary. Directly outside the kitchen/breakfast room is a large gravelled terrace which is ideal for alfresco dining and entertaining. There are many mature trees which add to the gardens elegance and high level of privacy for a central village house. There is a hard tennis court with an adjacent thatched tennis pavilion. The productive, partly walled kitchen garden lies to the north with raised borders, greenhouse and potting/storage sheds. There is a separate paddock (0.5 acre) alongside a stable block, outbuildings and garaging. In all about 2.5 acres.





Great Street

Stoke-sub-Hamdon

Gross Internal Area (Approx.)

Main House = 512 sq m / 5,511 sq ft

Outbuildings = 187 sq m / 2,013 sq ft

Garage = 16 sq m / 172 sq ft

Total Area = 715 sq m / 7,696 sq ft





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