

Symonds
& Sampson



The Orangery

1 Bineham Court, Knole, Somerset

The Orangery

1 Bineham Court
Knole
Somerset
TA10 9JE



- Fabulous Georgian county home
 - Full of character and history
 - Private garden with views
- Double garage & mezzanine storage
 - Sublime orangery
- Tree lined sweeping driveway
 - No onward chain

Guide Price **£625,000**

Freehold

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THE PROPERTY

An elegant Georgian home forming part of the former farmhouse of Bineham Court, set on the outskirts of this rural hamlet in the Somerset countryside. Many character features within this lovely house produce an air of history and excitement, including flagstone floors, beautiful sash windows, classic views, exposed timbers and a fabulous orangery.

Other benefits include a double garage with mezzanine storage above, oil central heating and a lovely, privately owned garden with views over the Somerset countryside.

ACCOMMODATION

The accommodation comprises a charming reception hall, drawing room with fireplace, a stunning light and airy orangery with central lantern roof window, a generous farmhouse kitchen/breakfast room with flagstone floors and Belling range oven, a separate utility room with wc, a first floor landing, four bedrooms, an en suite shower room to bedroom one and a family bathroom.

OUTSIDE

Entry to Bineham Court is via a private, sweeping tree-lined driveway, leading to a gated entrance. To the right, there is an area for visitors' parking. The house is accessed from a lovely leafy communal courtyard and gardens, its front door bordered by a small garden area with planted shrubs.

To the rear of the house, a privately owned garden comprises a paved terrace together with a lawned garden with access to the orangery. There are mature pear and apple trees, with the garden having fabulous views over the surrounding countryside.

The house has a private double garage, with a mezzanine area overhead that can be used for storage.

DIRECTIONS

What3words:

///patching.nibbles.evokes

This will direct you to the visitors' parking area. Walk through the gated entrance and bear to your left, and the front entrance door will be found on your left-hand side.





SITUATION & HISTORY

Knole is a very quiet (no through roads) small village set in a Conservation Area with a number of picturesque period houses, cottages and modern houses set amongst beautiful countryside. A great area in which to appreciate the outdoors with walking, fishing, cycling and golf waiting to be enjoyed.

By way of nature, there is plenty to explore in the region. Both the River Parrett (Langport) and the Levels are waiting to be explored by foot, bike, kayak, or river cruise, while just further afield are several Areas of Outstanding Natural Beauty, including the Blackdown Hills, Quantock Hills and Cranborne Chase.



The nearby village of Long Sutton, which is a level walk of less than a mile, has a variety of amenities, including a post office/store, primary school, Lime Kiln Inn, Devonshire Arms Hotel, an 18-hole golf course/restaurant and driving range. Long Sutton has an attractive village green overlooked by the ancient parish church and also a village hall with adjoining sports field and tennis courts.

The larger centres of Somerton (2 miles), Martock (4 miles) and Langport (4 miles) are readily accessible and offer good shopping, educational and recreational facilities.

The administrative town and regional centre of Yeovil is within 10 miles, and the county town of Taunton, with its excellent road and

rail communications, is about half an hour's drive. Within 20 miles, there is an excellent choice of independent schools such as Millfield at Street, Hazelgrove at Sparkford, Sherborne School, Leweston also at Sherborne, Taunton School (dedicated bus from Long Sutton less than 1 mile away), as well as King's and Queen's also in Taunton. Huish Academy, and 6th Form College at Huish Episcopi, with extensive sporting facilities including all-weather sports pitches and a refurbished swimming pool to be open all year round.

Bineham Court was originally built in the 1850s by the Earl of Burlington, later the Duke of Devonshire. The estate was designed as a model farm – a concept that became popular in the 19th century as a way for wealthy landowners to demonstrate the latest



farming technologies and architecture to their neighbours and tenants.

Bineham Court was arranged in a traditional modern farm style, with a main farmhouse and various outbuildings arranged around a central courtyard. In later years, the estate was divided into 11 separate dwellings, each built from Blue Lias stone with slate roofs. The Orangery retains many of its original features, including stone columns, sash windows and exposed timber beams.

SERVICES

Mains water, drainage and electricity are all connected. Oil-fired central heating to radiators.

The communal courtyard and gardens are maintained by a resident-owned company (management Fee: £200 per quarter).



Broadband - Ultrafast broadband is available.
 Mobile signal/coverage - There is mobile coverage in the area. Please refer to Ofcom’s website for more details.

MATERIAL INFORMATION

Flood Risk: Very Low

Council Tax Band: G

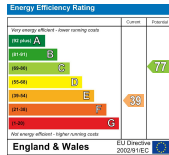
The Orangery, Bineham Court, Knole, Langport

Approximate Area = 1931 sq ft / 179.4 sq m

Outbuilding = 614 sq ft / 57 sq m

Total = 2545 sq ft / 236.4 sq m

For identification only - Not to scale

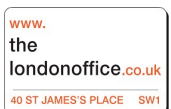


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1401105

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