



Blue Book.

CORTON DENHAM HOUSE

Corton Denham, Sherborne



Preface:

Main House:

Entrance Hall | Drawing Room | Dining Room
| Library/Sitting Room | Study | Kitchen |
Breakfast Room | Boot Room | Utility Room
| Larder | Cellars | Cloakroom with WC |
Additional Downstairs Loo

Principal Bedroom Suite with 2 Dressing
Rooms and Bathroom | 7 Further Bedrooms
| 3 Further Bathrooms | Kitchen on Second
Floor with Potential to Re-instate an Integral
Annexe | Laundry Room | Attic Store Room

Separate Accommodation:

Stable Cottage | Clock House

Outbuildings:

Extensive Traditional Outbuildings | Garaging
| Granary | Workshop | Stables | Games room
| Pool House | Secure Garden and Machinery
Storage

Garden and Grounds:

Beautiful Formal Gardens with Sweeping
Lawns | Walled Kitchen Garden | Arboretum
| Water Garden | Lake | Stream | Orchard |
Swimming Pool | Field

In all approximately 10.62 acres

For sale Freehold:

Approximate Gross Internal Area:

Main House = 731 sq m / 7,868 sq ft

Stable Cottage = 190 sq m / 2,045 sq ft

Clock House = 98 sq m / 1,054 sq ft





WHY WE LOVE CORTON DENHAM HOUSE.

'With its enchanting gardens, far-reaching views, and an architectural harmony of rare charm, Corton Denham House is an immensely lovely example of the English country house at its most refined.'



Nestled within the steep amphitheatre of hills that characterise this idyllic corner of Somerset, Corton Denham House is an exceptionally pretty former rectory—with a strong sense of provenance—occupied as such until 1928.

First recorded in 1636 and rebuilt in 1750, with later additions, the house is constructed primarily of local stone with ashlar dressings. Its beautifully composed west façade lends the house a calm, classical symmetry.

Set within glorious, landscaped grounds, the house enjoys uninterrupted rural views in every direction—but it is the view of the house from the lake, framed by rolling hills and bathed in the warm afternoon light as it illuminates the slopes behind, that most perfectly captures the essence of the finest English country houses. Elegant proportions and expansive sash windows flood the interiors with light, framing green vistas at every turn and lending a quiet confidence to this truly special home.



Corton Denham House.



Corton Denham House.

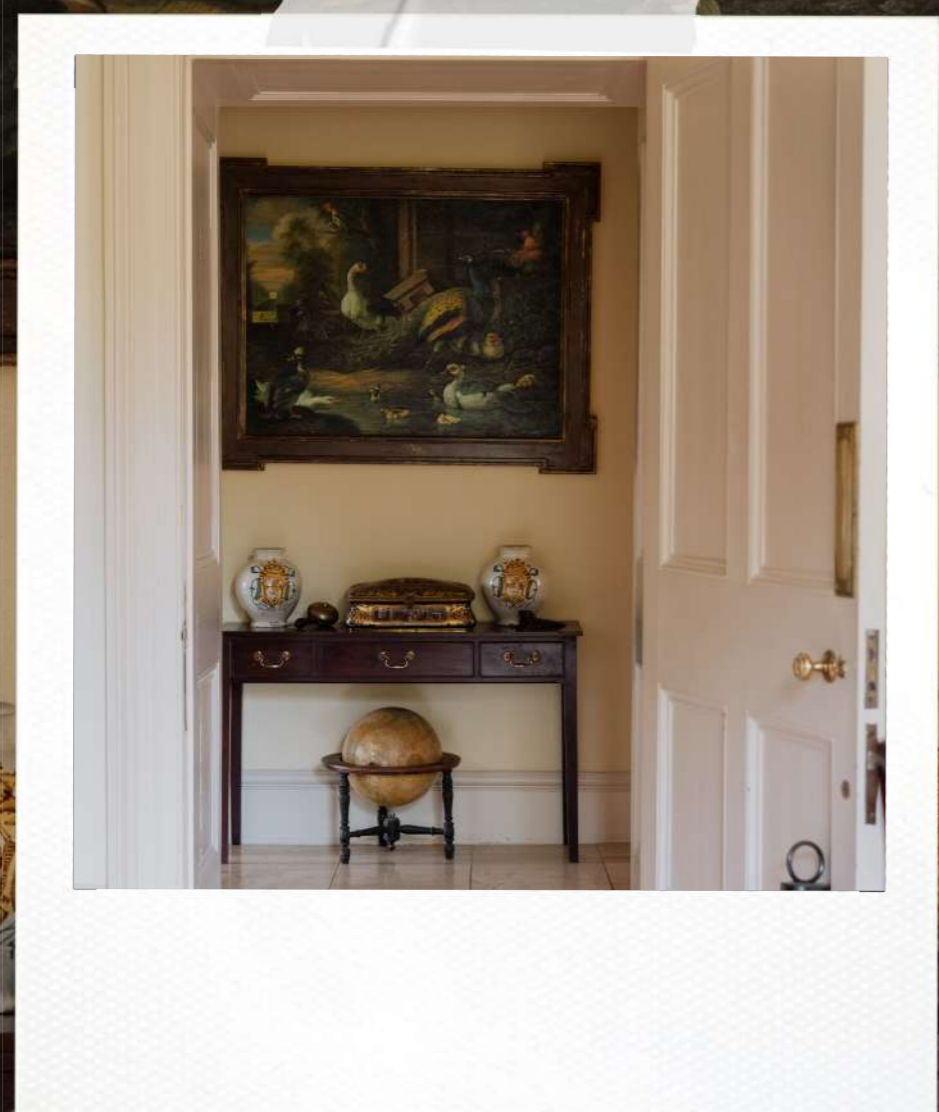
Corton Denham House.

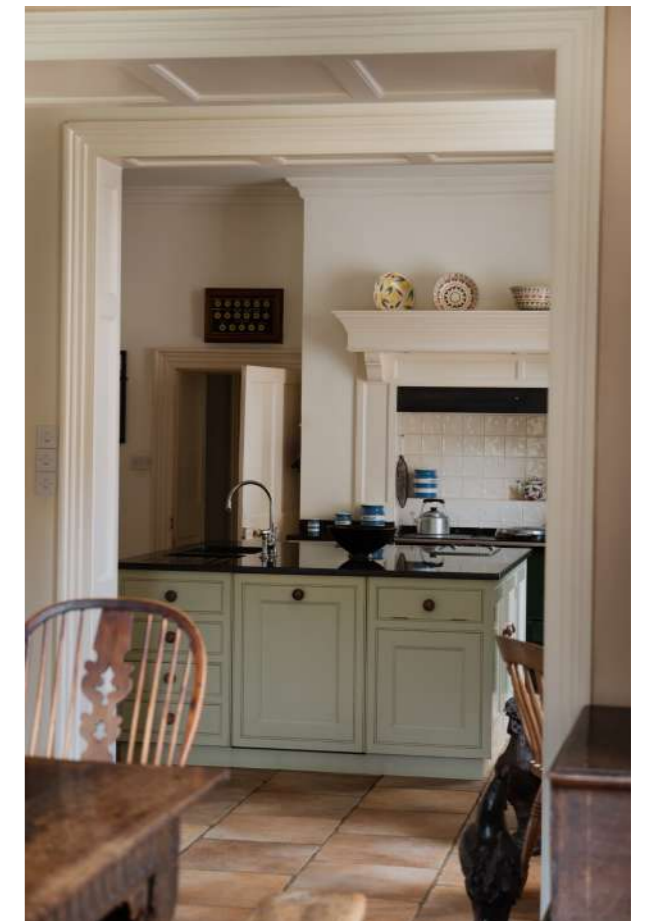
The house retains all the grace of the Georgian era. High ceilings and balanced proportions create an ideal backdrop for entertaining, with a dual-aspect drawing room and beautifully light-filled dining room at its heart. A refined library sitting room with panelled bookcases and a quiet, separate study both enjoy views across the garden and lake, while a generous kitchen with Aga and an adjoining breakfast room with flagstone floor forms the natural heart of the house for everyday family life.

with whimsical pineapple finials—a graceful hall leads to the main reception rooms, all with garden views and ornate chimney pieces. Window seats invite quiet moments, and a wide central staircase with turned balusters rises elegantly through the house.

A series of substantial utility spaces—including a boot room, larder, utility room, laundry room and two cloakrooms—ensures the house functions effortlessly for country living.

From the classical stone portico—capped







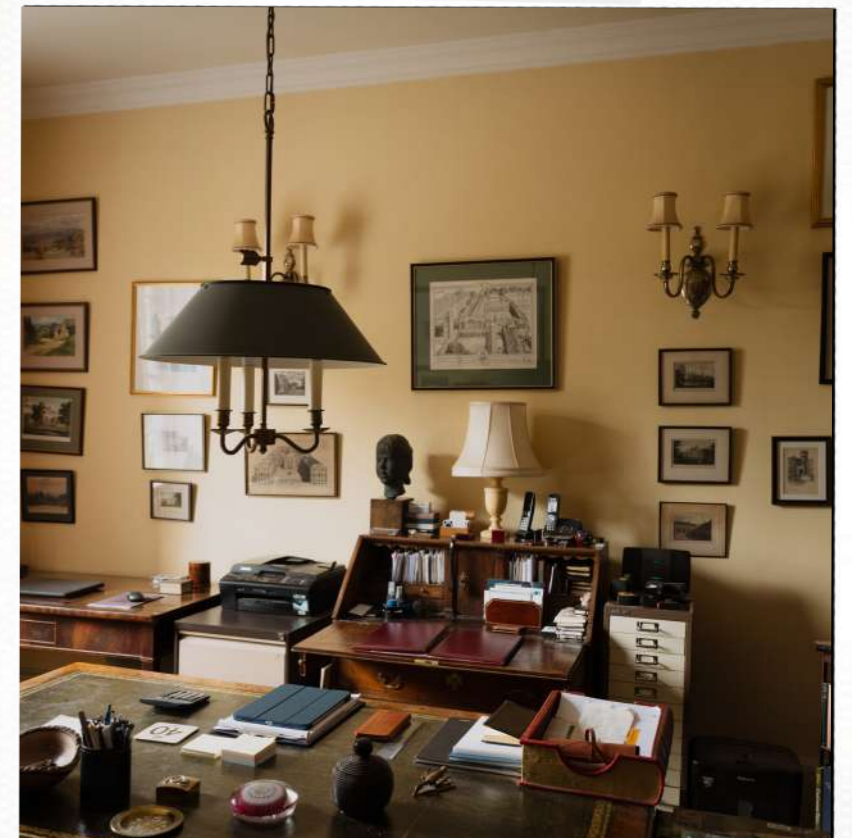
The generous principal bedroom, with an adjoining bathroom featuring underfloor heating and two dressing rooms, is situated on the first floor. In addition, there are seven further bedrooms and three further bathrooms arranged across the first and second floors.

As downstairs, the first-floor bedrooms enjoy classic Georgian scale, with tall sash windows — many with original shutters and window seats — framing restful views across the surrounding hills. The second-floor bedrooms are also well-proportioned for this level, with even broader views stretching across the Dorset and Somerset

landscape.

Approached via a secondary staircase and adjoining a kitchen and sitting room, the latter currently used as a large storage room, is a further bedroom and bathroom. This area was previously arranged as a self-contained annexe and offers the potential to be reinstated as such. Alternatively, the former sitting room could serve as an eighth bedroom within the main house.

There is also a large laundry room, thoughtfully fitted with bespoke wooden joinery.

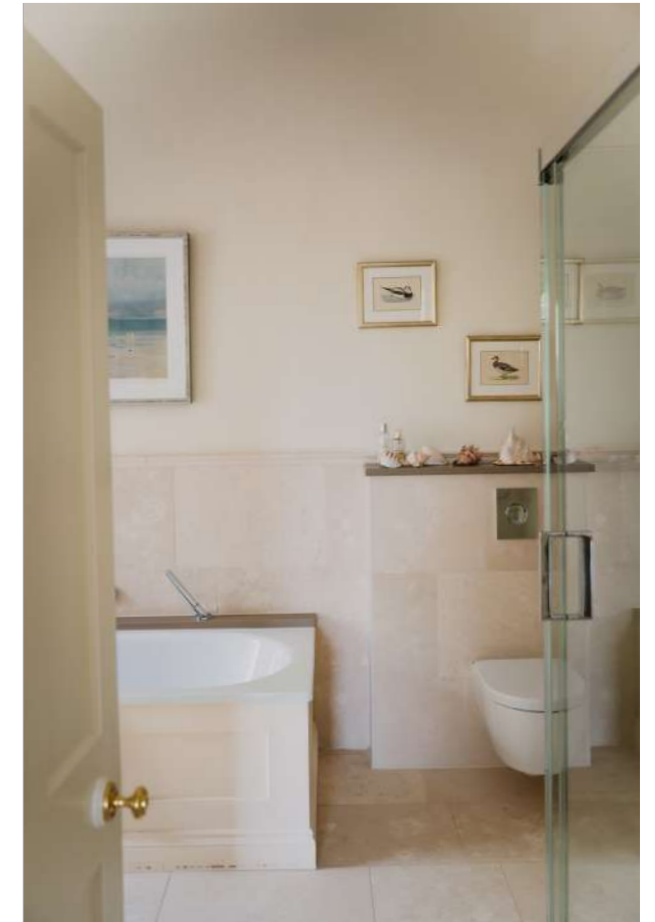
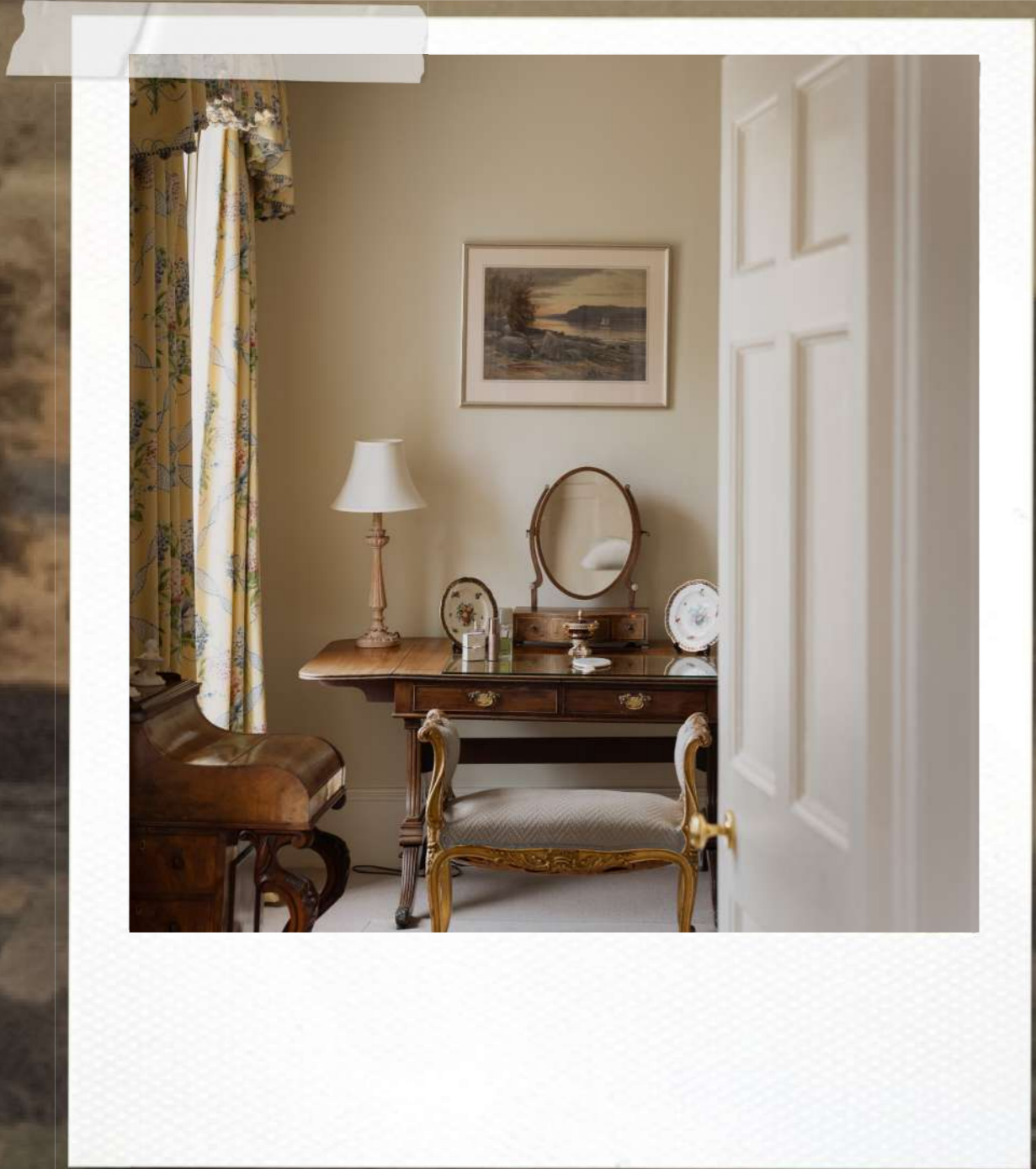


Corton Denham House.



Corton Denham House.





STABLE COTTAGE

Built of stone with a tiled roof and set to the east of the main house within pretty, private gardens, Stable Cottage is arranged over a single floor and has been thoughtfully reconfigured by the current owners. It has its own separate driveway and external front door, while also offering

internal access to the main house, providing excellent flexibility as ancillary accommodation or additional living space to the main house. The accommodation comprises a hallway, an open-plan sitting room and kitchen, and two bedrooms, both with adjoining bathrooms.

CLOCK HOUSE

Built of stone, with a tiled roof and an attractive clock tower above, Clock House also lies to the east of the main house and makes for great separate accommodation with its own separate driveway. The cottage enjoys a small lawned garden

to the east and lovely views to the west across the courtyard and main garden. Accommodation comprises a kitchen, a sitting room/dining room, three bedrooms and a bathroom.



OUTBUILDINGS

Situated behind the house and beneath Stable Cottage is a range of traditional outbuildings, including a large games room/studio, a freezer room with built-in shelving, a workshop with garage, and a gardener's WC.

woodshed with double doors. A path leads through the arboretum to the field. Within the walled garden is a secure garden and machinery storage with three double doors. There is also a potting shed, a green house and a polytunnel.

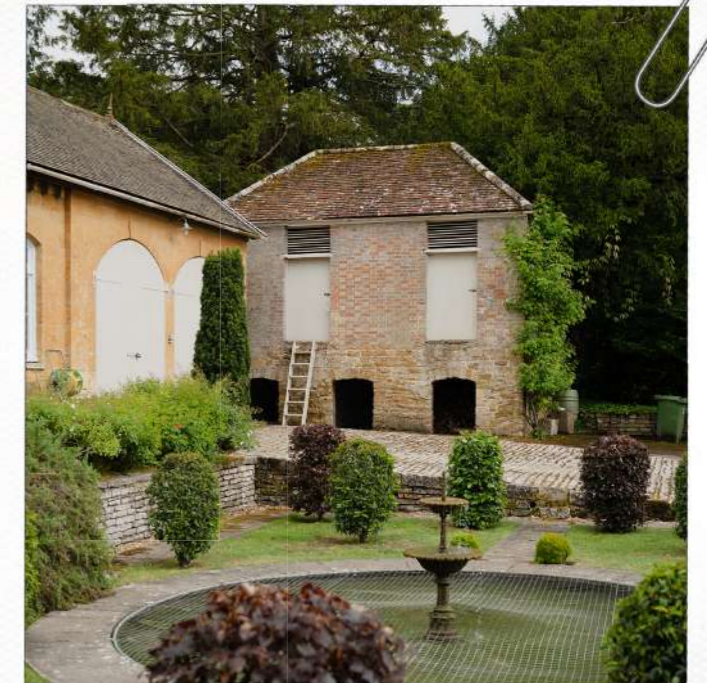
Adjoining Clock House is a charming, cobbled yard with an attractive sunken garden, centred on a circular fish pond with fountain and flanked by clipped shrubs and rose borders. To one side is a double garage with two arched doors and an inspection pit, while nearby stands an appealing brick-and-stone granary.

The brick-built pool house, together with the swimming pool and its surrounding landscaping, was thoughtfully designed and constructed by the current owners in 2005, creating an ideal setting for summer evenings and relaxed entertaining. This characterful space includes a kitchenette and open dining area enjoying lovely views across the surrounding rolling hills, along with a changing room, shower and loo.

Beside the cottages and behind the house are a set of stone stables comprising two loose boxes with traditional partitions and



Pool house

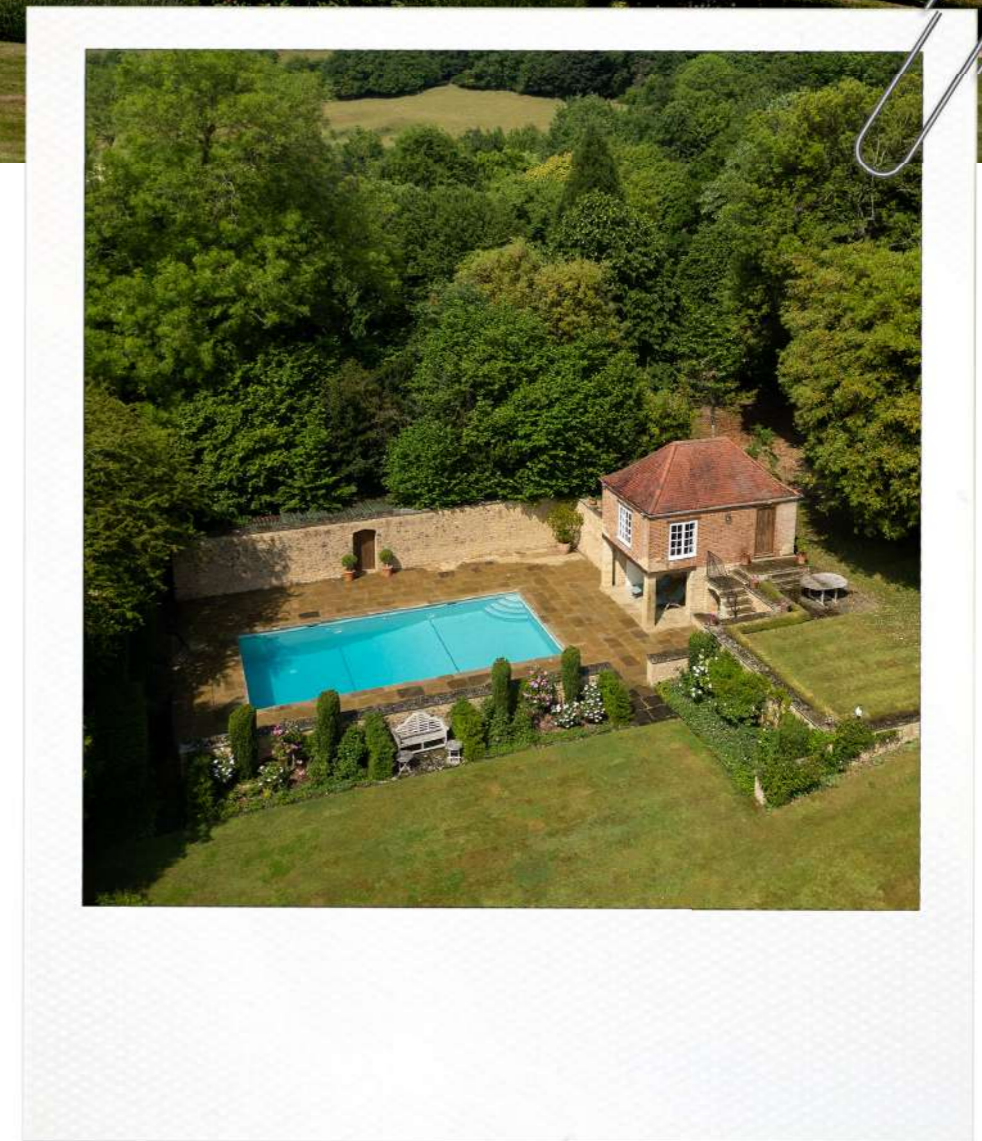


Garages & Granary

Corton Denham House.



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'The gardens and grounds at Corton Denham House are as enchanting as the house itself, each enhancing the other in a natural harmony that reflects the enduring appeal of English country life.'

Spanning just over ten acres, they provide seclusion, rural stillness and the deep pleasure of a quintessential English garden, lovingly landscaped over time.

The landscape is arranged in five distinct parts: the formal lawns and richly planted borders that frame the house; a gently sloping arboretum; a water garden comprising beautifully planted stream and lake; a productive walled kitchen garden with orchard; and a field.

Nestled near the lake, between the arboretum and the lawn, the swimming pool is enclosed by honey-coloured stone walls and edged with fragrant rose beds. The adjacent brick-built pool house, together with the pool and its surrounding landscaping, was thoughtfully designed and constructed in 2005, creating an ideal setting for summer evenings and relaxed entertaining.

The arboretum, nourished by rich soil and

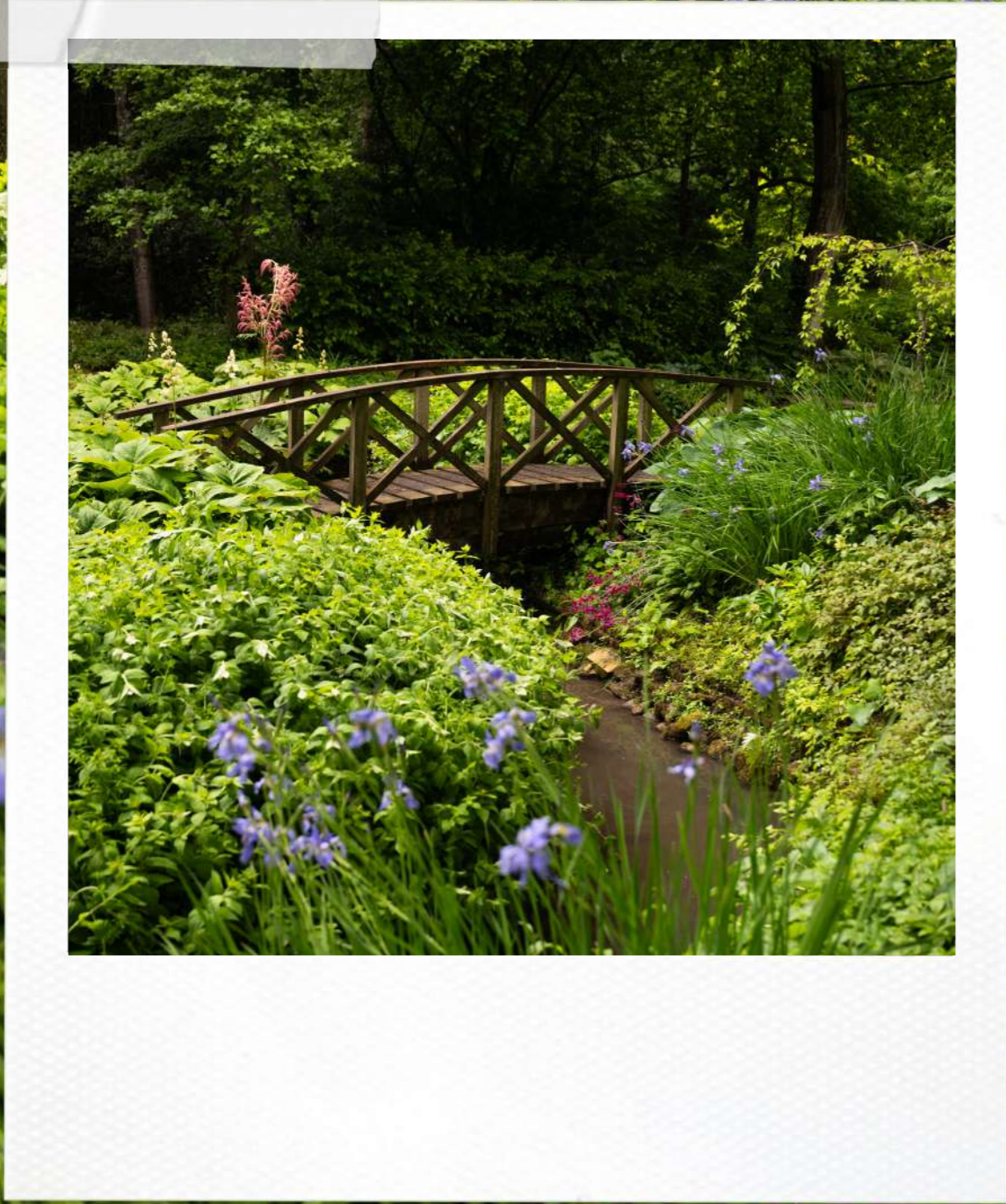
sheltered by mature planting, follows on to a separate water garden formed by a single stream, fed by two natural springs. Wooden bridges cross the clear water, while a wide variety of young and established trees provide shade and visual structure.

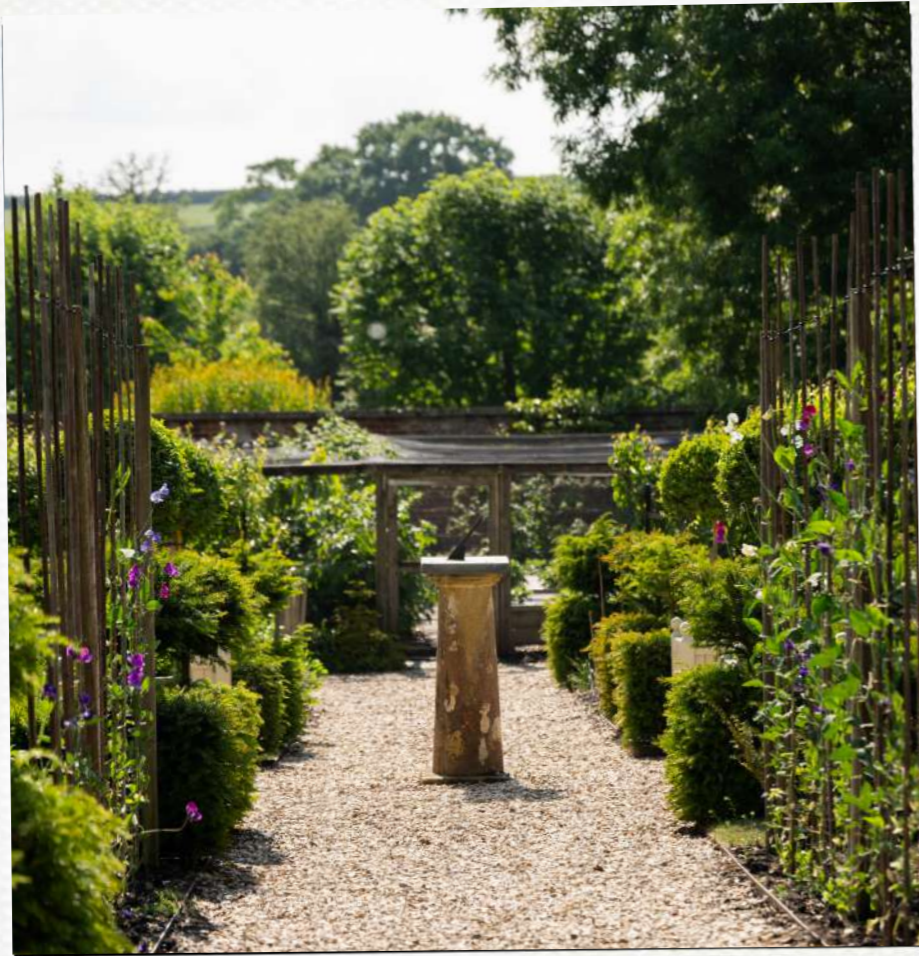
The walled kitchen garden built of the same beautiful stone as the house, forms a lovely sun trap, with fruit trees, productive beds, and orchard that together give quiet energy to the garden's seasonal life. Beyond the arboretum, a field provides the option for play, grazing, horses or additional parking for larger entertaining. The field has two separate access points and is currently under an agricultural grazing agreement.

Balanced, beautiful and deeply rooted in its setting, the gardens at Corton Denham House are both a retreat and a quiet triumph—rich in character and unmistakably English in spirit.

THE POETRY
OF A PRETTY
ENGLISH GARDEN







*Walled Kitchen
Garden*





CHAPTERS PAST.

'The remains of a 14th-century stone cross, discovered by the resident rector in the mid-19th century, provide a tangible reminder of the house's long ecclesiastical heritage.'

Associated with early settlements around the nearby Neolithic hillfort at South Cadbury, Corton Denham was already an ancient village by the time it appeared in the Domesday Book of 1086, recorded under the name Corfeton. Following the Norman Conquest, the village passed into royal ownership and was later acquired in 1167 by the Dynham family, who originated from Dinan in Brittany and likely settled in England soon after the Conquest.

Corton Denham remained in Dynham ownership until the early Tudor period, when the last Lord Dynham—treasurer to Henry VII—died. The family gave their name to the village, which by 1540 was known by its present form, Corton Denham. A number of intriguing parish records survive from this period, including a Tudor muster roll listing nine men from Corton Denham called upon in 1588 to resist the threat

of invasion by the Spanish Armada.

Ownership of the village passed in 1610, through marriage, to the influential Portman family, who held extensive estates in the surrounding area and served as patrons of the village rector from the Restoration of Charles II through to the 20th century. For much of this period, they retained the advowson of the living at Corton Denham, with Corton Denham House originally built as the village rectory and serving as such until 1928.

This elegant Georgian house dates from around 1750. Within the grounds lie the remains of a 14th-century stone cross, discovered by the resident rector in the mid-19th century, providing a tangible reminder of the house's long ecclesiastical heritage.



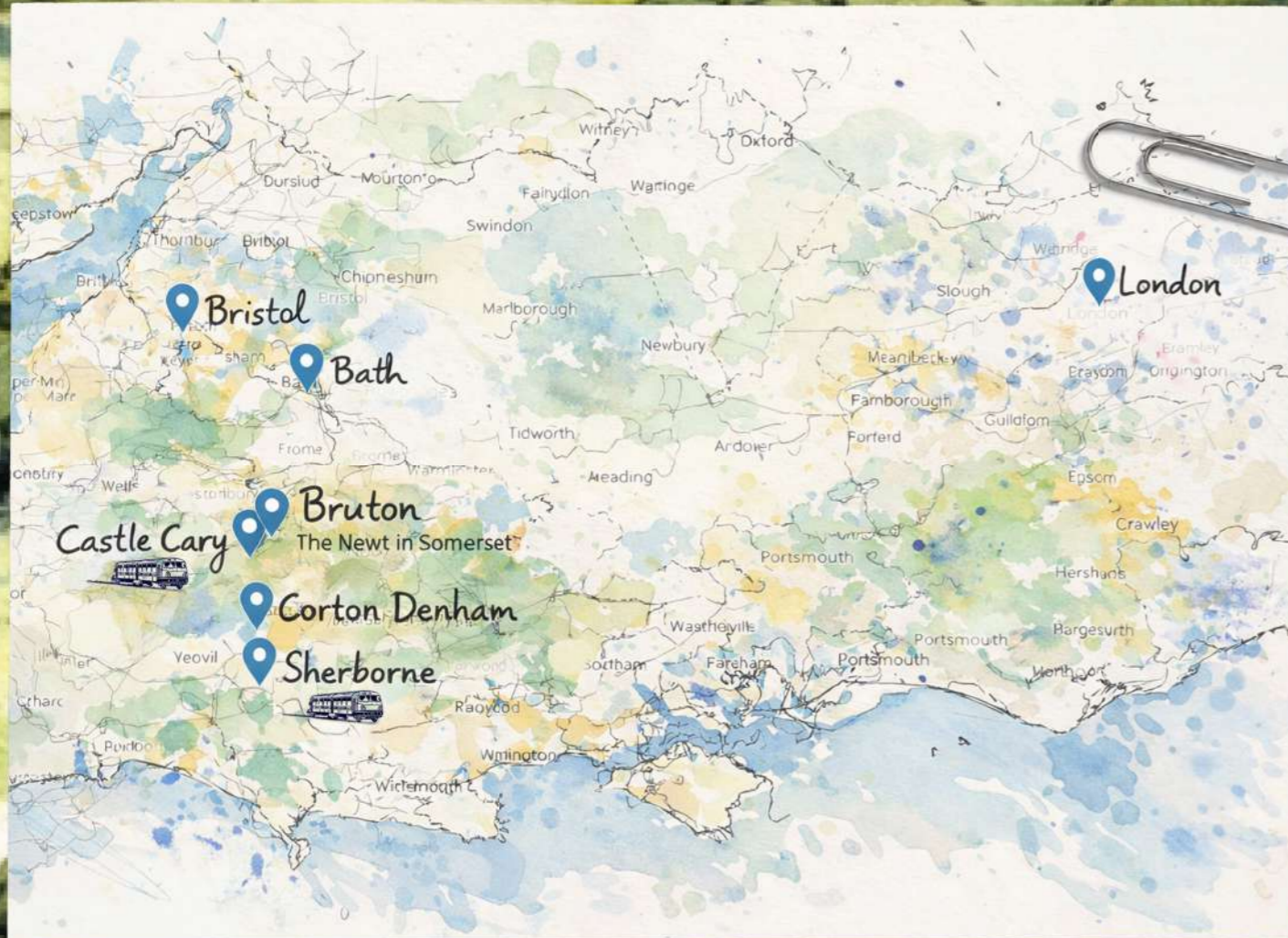


'Picturesquely situated within a green valley under a ridge of hills, Corton Denham is an unspoilt rural village of stone walls, neatly clipped hedges and local honey coloured stone houses.'

LIVING IN SOMERSET.

Sherborne 5 miles, The Newt 7 miles, Bruton 10.5 miles
Castle Cary Station 8 miles (direct services to London Paddington
from 1 hour 36 minutes),
Sherborne Station 5 miles (direct services to London Waterloo from
2 hours 10 minutes).

(Distances and times approximate)



The centre of the village is designated as a conservation area and has retained its nucleus of parish church, active village hall, and award-winning traditional pub The Queens Arms, which has been serving local cider since 1851 and is highly regarded for its locally sourced seasonal food.

The historic market town of Sherborne is a short drive away and covers all daily amenities. Its vibrant high street boasts independent shops, including the award-winning Parsons Butchers, restaurants, coffee shops and a monthly Farmers Market. Bruton is also close by, offering further cultural and retail attractions, not least the internationally renowned Hauser & Wirth gallery, which has brought fresh energy to the area alongside outstanding dining at Michelin-starred Osip and Margot Henderson's Three Horseshoes

at Batcombe. The Newt, a world-class hotel and estate with exceptional gardens, spa and dining, attracts visitors from across the UK and beyond.

The surrounding towns, villages and countryside provide an exceptional range of recreational and sporting opportunities, including golf at Sherborne and Wincanton, racing at Wincanton (National Hunt) and Salisbury (Flat), and superb walking and riding straight from Corton Denham House. A route up nearby Beacon Hill affords remarkable panoramic views across Sparkford Vale to Cadbury Castle, Glastonbury Tor, the Mendips and, on a clear day, across the Bristol Channel to Wales. The south coast is within an hour's drive, with sailing and water sports at Poole and Weymouth and the beaches of the Jurassic Coast close at hand.

FANTASTIC SCHOOLS

This area also boasts an excellent selection of schools at all levels including Sherborne School for boys and girls, Bryanston, Canford, Milton

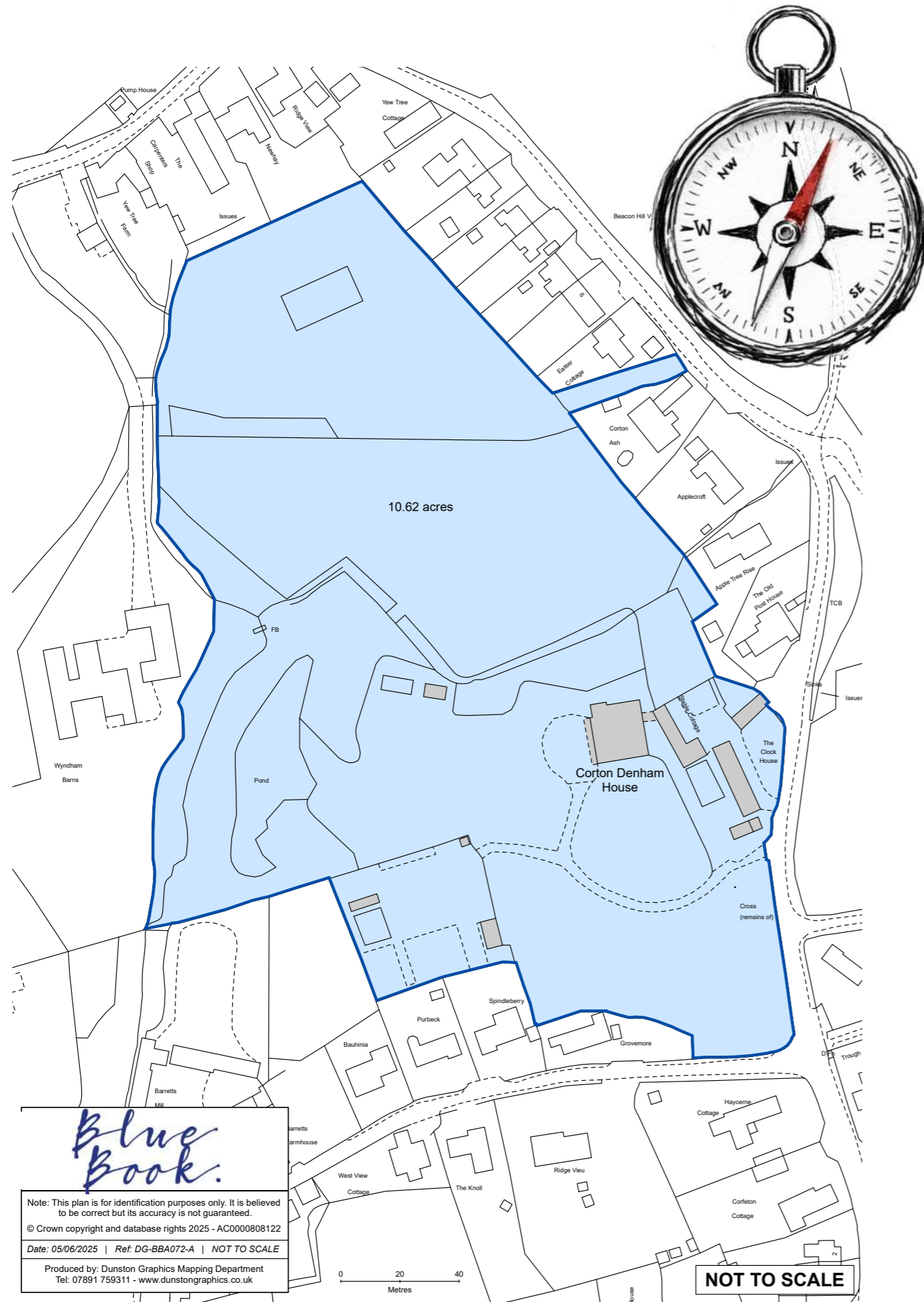
Abbey and Millfield with prep schools close by at Leweston, Port Regis, Hazlegrove, Sandroyd, Hanford and Knighton House.

TRANSPORT

Although situated amidst beautiful and unspoilt countryside, Corton Denham House is readily accessible by road, rail and air. The property lies 3 miles from the A303, which provides a direct link via the M3 to London as well as to Devon and Cornwall. There are regular train services to

London Waterloo from Sherborne and Templecombe stations and an Intercity service runs from Castle Cary (8 miles), to London Paddington (from 1 hour 36 minutes). Heathrow airport is within 2 hour's drive and there are International Airports at Bristol and Southampton.

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Corton Denham House, Corton Denham, Sherborne, Dorset DT9 4LR

Gross Internal Area (Approx.)

Main House = 731 sq m / 7,868 sq ft

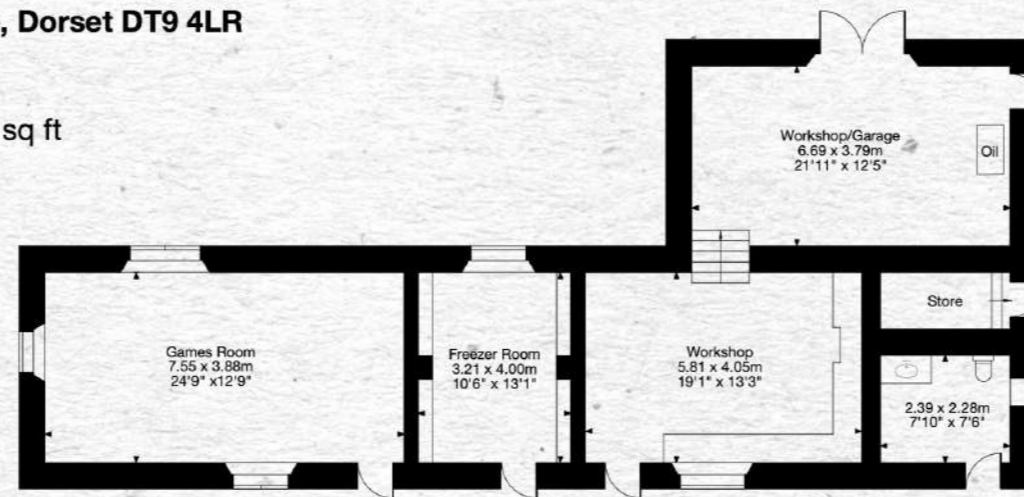
The Stable Cottage and Apartment = 190 sq m / 2,045 sq ft

The Clock House = 98 sq m / 1,054 sq ft

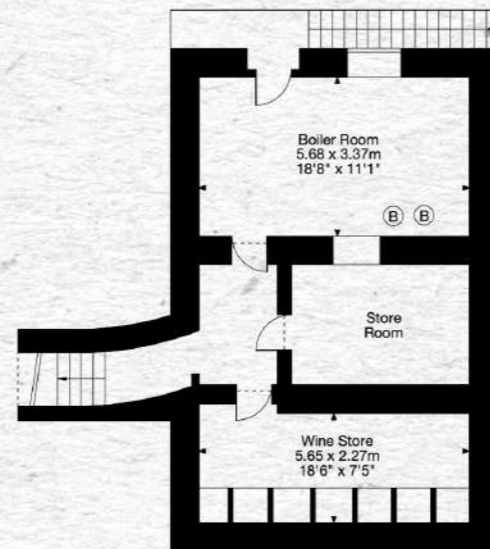
Garage = 31 sq m / 333 sq ft

Outbuildings = 219 sq m / 2,357 sq ft

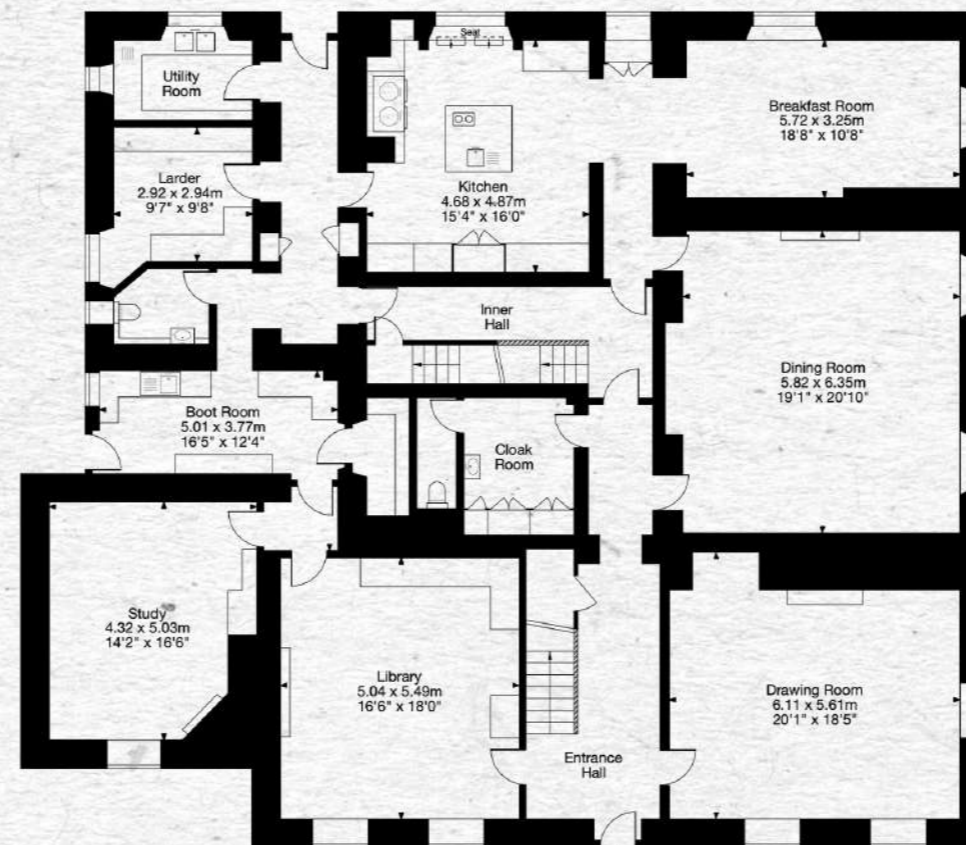
Total Area = 1,269 sq m / 13,657 sq ft



Ground Floor
The Stable Cottage



Cellar



Ground Floor
Main House

Capture Property Marketing 2026. Drawn to RICS guidelines. Not drawn to scale.
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.

Capture.

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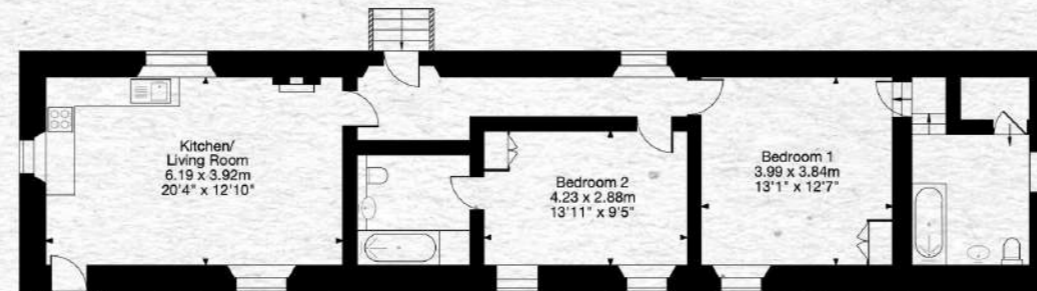
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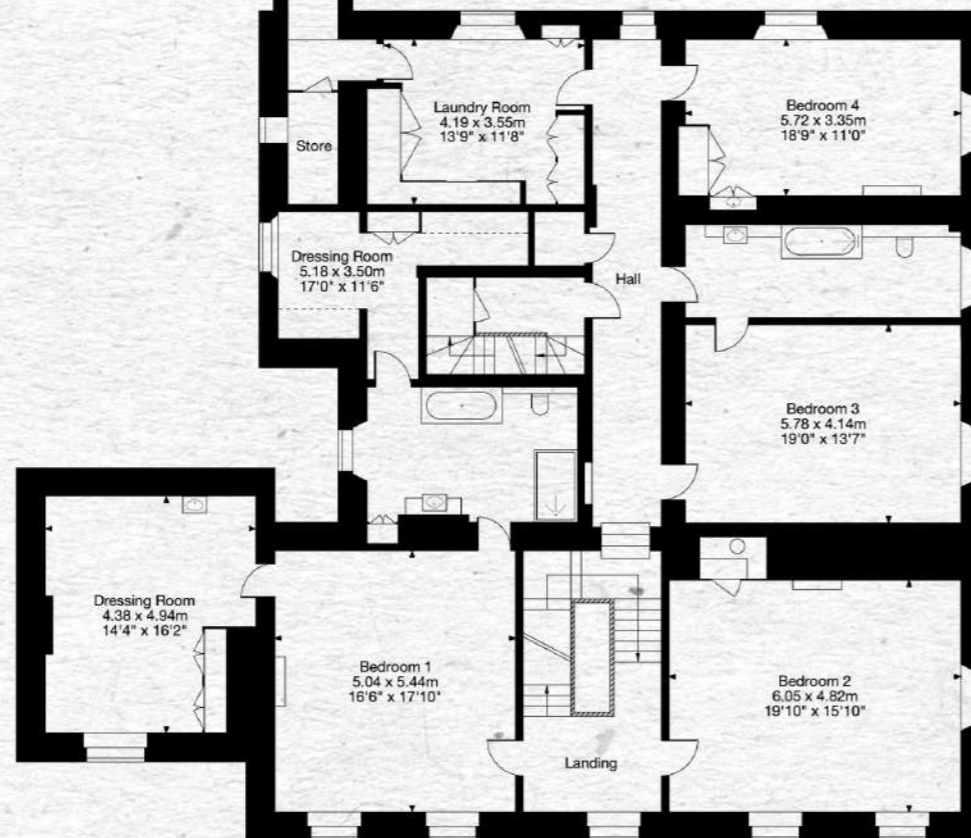
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First Floor
The Stable Cottage (Apartment)



First Floor
Main House



Second Floor

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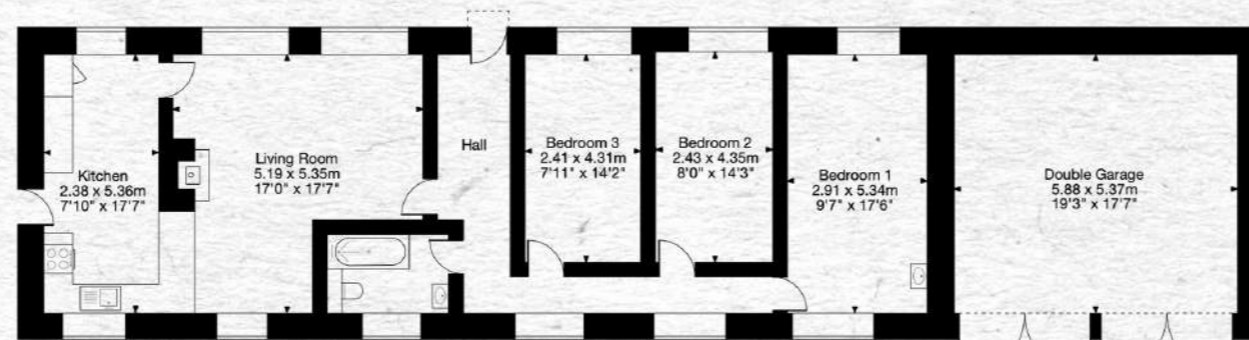
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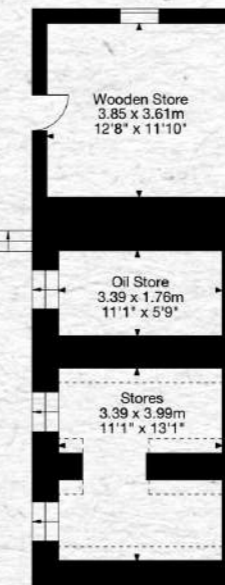
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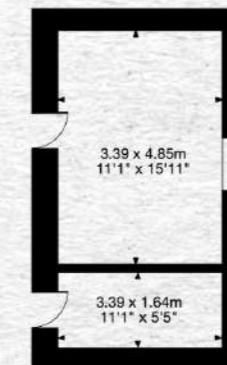
Total Area = 1,269 sq m / 13,657 sq ft



The Clock House

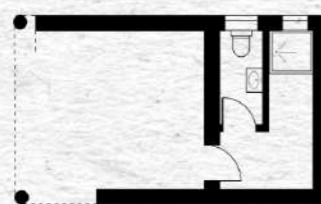


Ground Floor



First Floor

The Granary

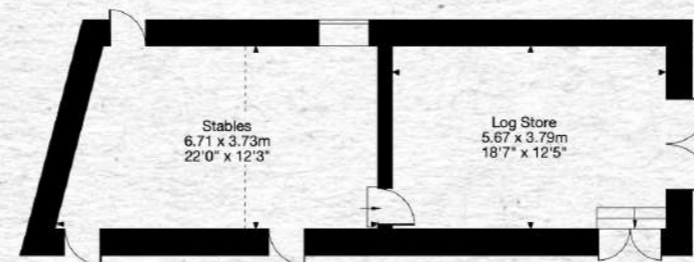


Ground Floor



First Floor

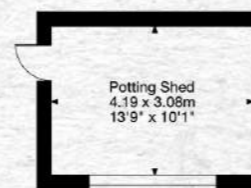
Pool House



Outbuilding



Outbuilding



Outbuilding

(Outbuildings not shown in actual location or orientation)

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Capture.





PROPERTY INFORMATION

Services: Mains water, mains electricity, mains drainage, oil-fired central heating (with the exception of the pool house which is mains water, mains electricity, private drainage/septic tank, and electric heating). Clock House has its own boiler and oil tank.

Fixture and Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments are specifically excluded but may be available by separate negotiation.

Viewings: All viewings must be made strictly by appointment only through the vendors agents.

Tenure: Freehold

Local Authorities :Somerset Council (tel. 0300 123 2224)

Council Tax:

Corton Denham House – Band H

Clock House – Band E

Postcode: DT9 4LR

What3Words: ///ramp.precluded.book

IMPORTANT NOTICE:

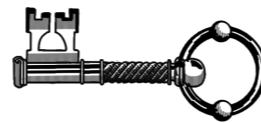
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