

# DRAYTON MANOR

DRAYTON • NEAR LANGPORT • SOMERSET







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*Drayton Manor is one of the prettiest Grade II listed Manor houses in the area, set back from the village lane and surrounded by its own land, with two semi-detached cottages in the grounds. The gardens are beautiful with an array of specimen trees, water features and paddocks.*

Langport 2.5 miles • A303 10 miles • Taunton 12 miles • Glastonbury 14 miles  
Castle Cary 19 miles (London Paddington from 92 minutes) • Bristol Airport 40 miles  
(All times and distances are approximate)

**Ground floor:** Entrance hall • Dining room • Drawing room • Sitting room • Kitchen / breakfast room • Pantry  
Utility room • Boot room • Cloakroom • WC

**First floor:** Master bedroom with dressing room and bathroom • Guest bedroom • 3 further bedrooms • 2 bathrooms

**Second floor:** Attic space with potential to enhance accommodation

**Apple Loft Cottage:** Kitchen • Sitting room • Dining room • WC • 2 bedrooms • Shower room

**Drayton Manor Cottage:** Sitting room • Kitchen • WC • 3 bedrooms • Bathroom

Garage • Carport • Machinery storeroom • Garden store

**In total about 7 acres (2.85 hectares)**



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## Situation and Amenities

Drayton is a village and civil parish in Somerset, situated less than a mile from Curry Rivel and five miles south west of Somerton in the South Somerset district. The village is home to St Catherine's parish church, a good village hall which acts as a hub for the local community with a monthly market and the Drayton Arms public house. Drayton is much sought after, being in a beautiful and scenic part of Somerset.



Communications are good via the M5 motorway linking the north and south and the A303 linking to the east and west. Castle Cary provides a fast mainline train link to London Paddington.



There are a number of nearby market towns such as Somerton and Langport offering a range of shopping, restaurants and amenities nearby with further amenities in Glastonbury, Taunton and Wells.



The area has become increasingly popular due to its excellent schooling at all levels, including Kings School in Bruton, Millfield in Street, the Sherborne Schools for boys and girls, the Taunton schools, Hazlegrove at Sparkford, Leweston and Wells Cathedral School.

## Historical Note

It is thought that there has been a dwelling on the site of Drayton Manor since the late 15th century. The original house burnt down in the 18th century leaving part of the house still standing, and an old doorway within the house.

The house was largely rebuilt following the fire by the Meade family. Thomas Meade (b. 1758) married Elizabeth, the daughter of Norris Jago who was the Permanent Secretary of the Portuguese Embassy in London. A brass plaque in Drayton Churchyard is dedicated to the memory of Thomas Meade who passed away in 1834 and was the last of his line and Lord of the Manor of this Parish. It is understood that the portico and shuttered façade was added in the Portuguese style by their descendants.

During the war years in the early 20th century, the Manor was lived in by the England cricket captain Douglas Jardine and his family, famous for his involvement in the 'Bodyline' series.



## Drayton Manor

Drayton Manor is a very pretty Grade II listed manor house on the southern edge of the village. The house sits back from the village lane down a private drive which forks to a parking area at the front of the house whilst a secondary spur continues to the garaging at the rear of the house and on to both cottages.

The house is elegant, built of traditional brick construction under a tiled roof with creeper, wisteria and climbing roses adorning the principal elevations. The main house sits centrally to its land with gardens on all sides providing a sense of seclusion and privacy from village life, yet remaining very much a part of the village.

The principal rooms face south and east with wonderful views over the gardens and swimming pool. The dining room and drawing room are of particular note, with graceful proportions and large windows providing plenty of natural light. The kitchen / breakfast room lies at the heart of the house and is ideally suited to family living.

Upstairs the bedroom accommodation is currently arranged to provide four bedrooms, a dressing room, study and three bathrooms. However, this could be re-arranged to suit an incoming family and there is further scope to reintegrate the second floor (currently used for storage) to create additional accommodation.

Please refer to the floor plans for further information.



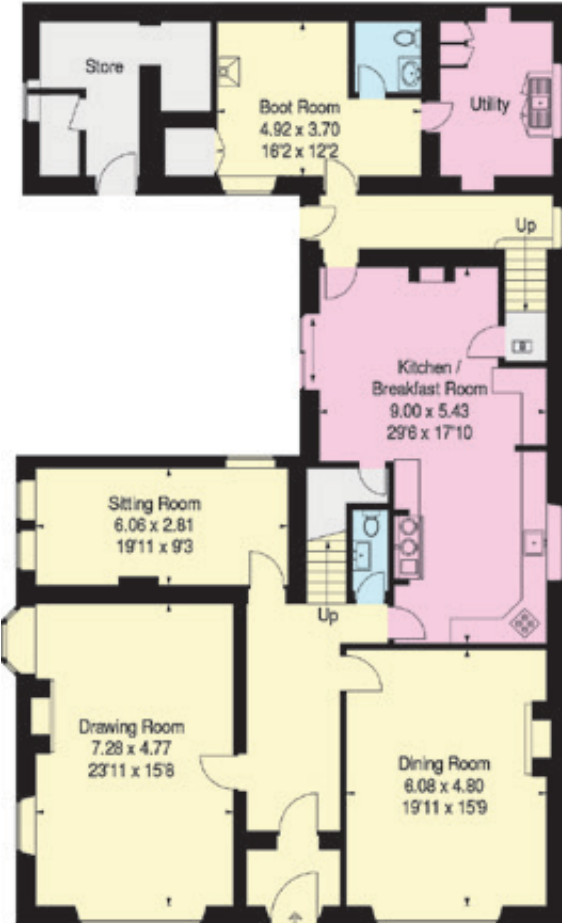
# DRAYTON MANOR

## Approximate Gross Internal Floor Area

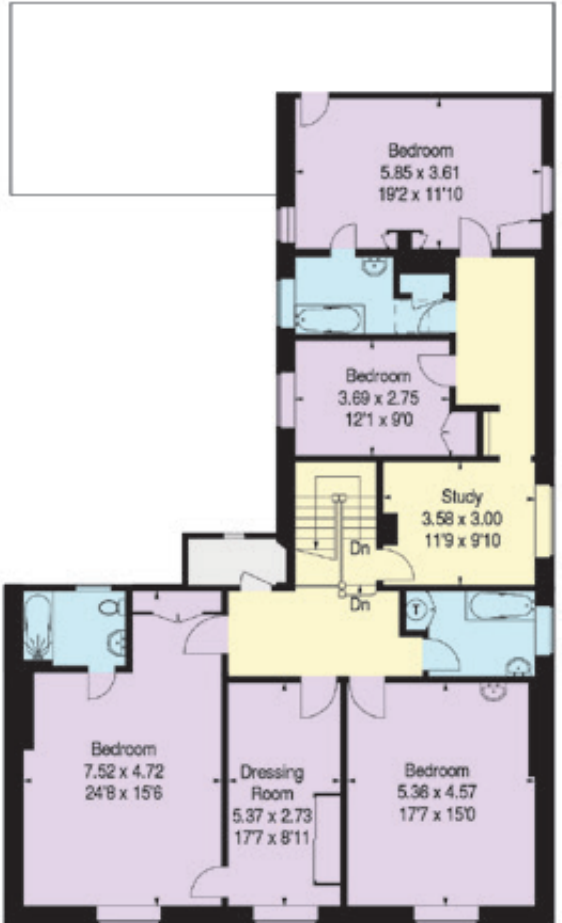
362 sq m / 3,896 sq ft  
 Drayton Manor Cottage: 101 sq m / 1,087 sq ft  
 Apple Loft Cottage: 91 sq m / 979 sq ft (Excluding void)  
 Garage: 14 sq m / 151 sq ft  
 Attic Space: 45 sq m / 484 sq ft  
 Store: 12 sq m / 129 sq ft  
 Total: 625 sq m / 6,726 sq ft



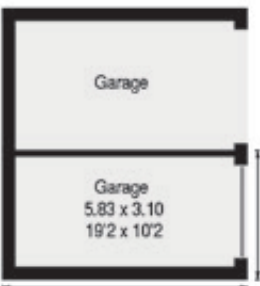
Reception  
 Bedroom  
 Bathroom  
 Kitchen/Utility  
 Storage



Ground Floor

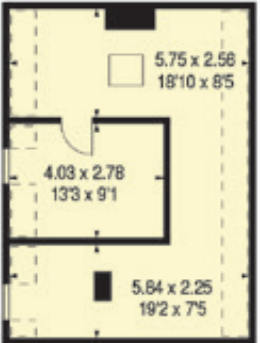


First Floor



**Garage**  
 (Not shown in actual location/orientation)

--- Reduced headroom below 1.5 m / 5'0"



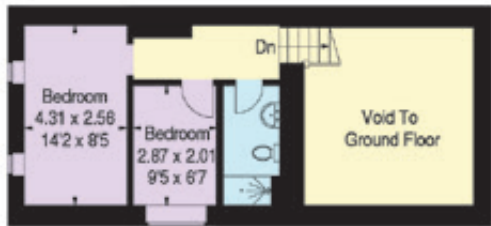
Attic Space

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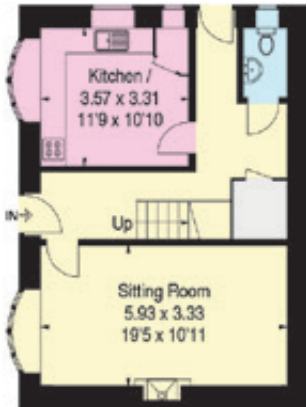




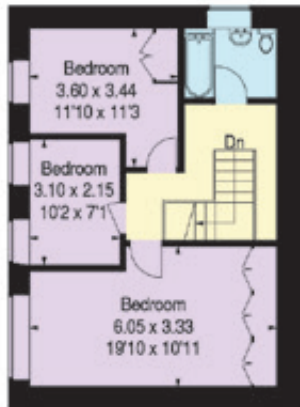
**Apple Loft Cottage - Ground Floor**  
(Not shown in actual location/orientation)



**Apple Loft Cottage - First Floor**



**Drayton Manor Cottage - Ground Floor**  
(Not shown in actual location/orientation)



**Drayton Manor Cottage - First Floor**

## Gardens and Grounds

The gardens and grounds are a major asset of the property with wide swathes of lawn, beautiful areas of formal garden and a number of integrated water features which flow through the grounds. There are a number of outstanding specimen trees including *Davidia involucrata* ('Handkerchief tree'), Plane, Luccombe Oak, Copper Beech and Zelkova.

The gardens are mainly laid to lawn and are very well presented yet require relatively little maintenance. Complementing the mature trees around the property is a large area of orchard to the north of the house and there are some new plantings in the paddock to the south.

The gardens are complemented by two paddocks, one of which has separate access directly from the village lane. An outdoor heated swimming pool lies to the south of the house near a rear courtyard with outdoor eating area and oven.

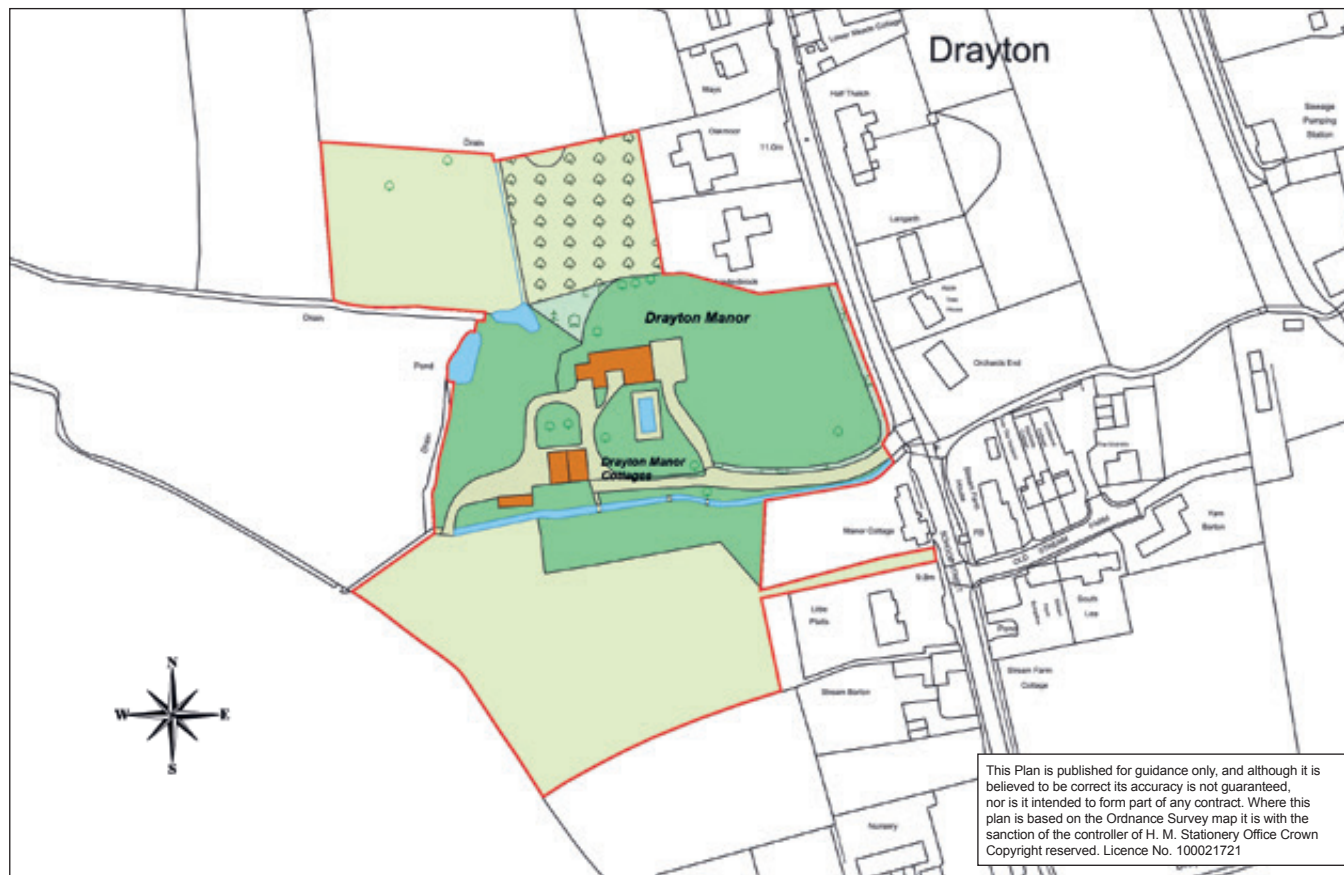
## The Cottages

Apple Loft Cottage and Drayton Manor Cottage are semi-detached and lie to the south west of the manor. They are currently let out on Assured Shorthold Tenancy agreements but could also be used for staff, dependent relatives or as guest accommodation.

Please refer to the floor plans for further information.

## Outbuildings

There is a garden store and swimming pool plant room adjoining the house to the west. Two attached garages provides secure storage options and covered parking. To the west of the cottages is a detached machinery store.



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## General Remarks & Stipulations

### Method of Sale

Drayton Manor is offered for sale freehold by private treaty with vacant possession on the main house but subject to the Assured Shorthold Tenancies in Apple Loft Cottage and Drayton Manor Cottage.

### Services

Mains water, drainage and electricity. Oil-fired central heating. Broadband. Intruder and Redcare alarm system.

### Council Tax

Drayton Manor – Band: G  
Apple Loft Cottage – Band: A  
Drayton Manor Cottage – Band: D

### Fixtures and fittings

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale including curtains, light fittings, freestanding domestic and electrical items, garden machinery and statuary. Some items may be available by separate negotiation.

### Local authority

South Somerset District Council – [www.southsomerset.gov.uk](http://www.southsomerset.gov.uk) / 01935 462462

### Viewings

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

### Directions (TA10 0LL)

From London, head west on the M3 and at Junction 8, keep left and follow the A303 west towards Salisbury / Andover. Follow the A303 for about 70 miles and at the Podimore roundabout take the 3rd exit onto the A372. Proceed through Langport onto the A378.



After leaving Langport, follow the A378 for about 1.4 miles and turn left on to North Street. Follow this road until you reach a T-junction and turn right onto Church Street. Then turn left onto School Street and the driveway to Drayton Manor will be found about 0.2 mile on your right hand side.

### Important Notice

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**Particulars: May 2014. Photographs: April 2014. Property Number JKL/LPC/338221**

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