

GREENHAM HOUSE

GREENHAM • NR. CREWKERNE • SOMERSET







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Crewkerne 4 miles (London Waterloo 2 ½ hours) • Beaminster 5.5 miles • A303 10 miles
Lyme Regis 13 miles • Yeovil 13 miles • Taunton 20 miles • Exeter International Airport 34 miles
(Distances and time approximate)

*An exceptionally elegant Regency house in an elevated position on the
Somerset / Dorset borders, ideally placed for a number of highly
regarded schools and a country lifestyle*

Greenham House

Reception hall • Drawing room • Dining room • Study • Sitting room • Kitchen / breakfast room
Laundry / utility room • Boot room • Cloakroom • Cellars • Game larder

Master bedroom suite • Guest bedroom suite • 5 further bedrooms • 2 further bathrooms

Grass tennis court • Triple garage block • Dog kennel (with heating)
Greenhouse • Fruit cages • Potting sheds
Landscaped grounds • Walled garden • Paddock

Greenham House Cottage

Sitting room • Hall • Kitchen • Sun room • Cloakroom • 2 bedrooms • Bathroom • Private garden

In all about 10.79 acres (4.37 hectares)

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These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

Situation and Amenities

Greenham House sits beautifully within its landscaped gardens and grounds on the edge of the delightful hamlet of Greenham in the Axe Valley. The elevated setting provides views, peace and seclusion and yet within a short distance there are a number of farm and village shops, butchers and pubs to cater for most day-to-day needs. The market towns of Crewkerne, Beaminster, Bridport, Axminster, Ilminster and Chard are all easily accessible. More extensive shopping and recreational facilities are at Yeovil and Taunton.

England's first natural World Heritage Site on the Jurassic Coast is nearby, providing sailing, walking, cycling and horseriding along the coast with its dramatic scenery. There are also a number of excellent golf courses in the area, National Hunt racing at Wincanton and Taunton, flat racing at Bath and Salisbury. Hunting is with the Seavington, Cattistock and Cotley hunts.

Greenham House sits in the catchment area for the renowned Colyton Grammar School. There are a wide variety of schools in the area including Perrott Hill School in North Perrott, Hazlegrove at Sparkford, Blundell's at Tiverton, the Taunton schools, Milton Abbey and Bryanston at Blandford, the Bruton schools, Canford at Wimborne, Millfield at Street, the Sherborne schools and Leweston near Sherborne. Both Bristol and Exeter Universities are members of the highly regarded Russell Group.

Communications are good with the A303 (10 miles) providing easy access to London via the M3 and the wider national motorway network. Regular train services run from nearby Crewkerne and Yeovil. International travel is easily accessible with airports at Exeter (34 miles) and Bristol (50 miles). Flybe operate a service from Exeter to London City airport taking circa 70 minutes. Within an hour's drive, regular ferry services from Poole connect the area to the Channel Islands and France.





Greenham House

Greenham House lies above the hamlet of Greenham in a rural and quiet position with stunning views out across its own lawn and field, across Temple Brook to the countryside beyond. Greenham House is Listed Grade II and dates back to the Regency period of 1830. It is approached down its own private drive which splits to both a large turning circle in front of the house and a driveway to the cottage and rear entrance to the house.

The proportions are Georgian with high ceilings, large sash windows and all the main reception rooms have open fireplaces. Of particular note is the dining room which has a stunning marble fireplace and large window with an impressive vista across an immaculate lawn and cleverly designed, symmetrical walled garden.

Greenham House is a wonderful family home and perfect for entertaining. The drawing room and kitchen / breakfast room have French doors leading out to the rose garden and terrace. Furthermore, with a total of seven bedrooms in the main house and two additional bedrooms in the cottage, there is ample accommodation to cater for a large number of family and friends. Bedrooms 6 and 7 could very easily be converted into a self-contained nursery wing or annex.

Please refer to the floor plans for further information.











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

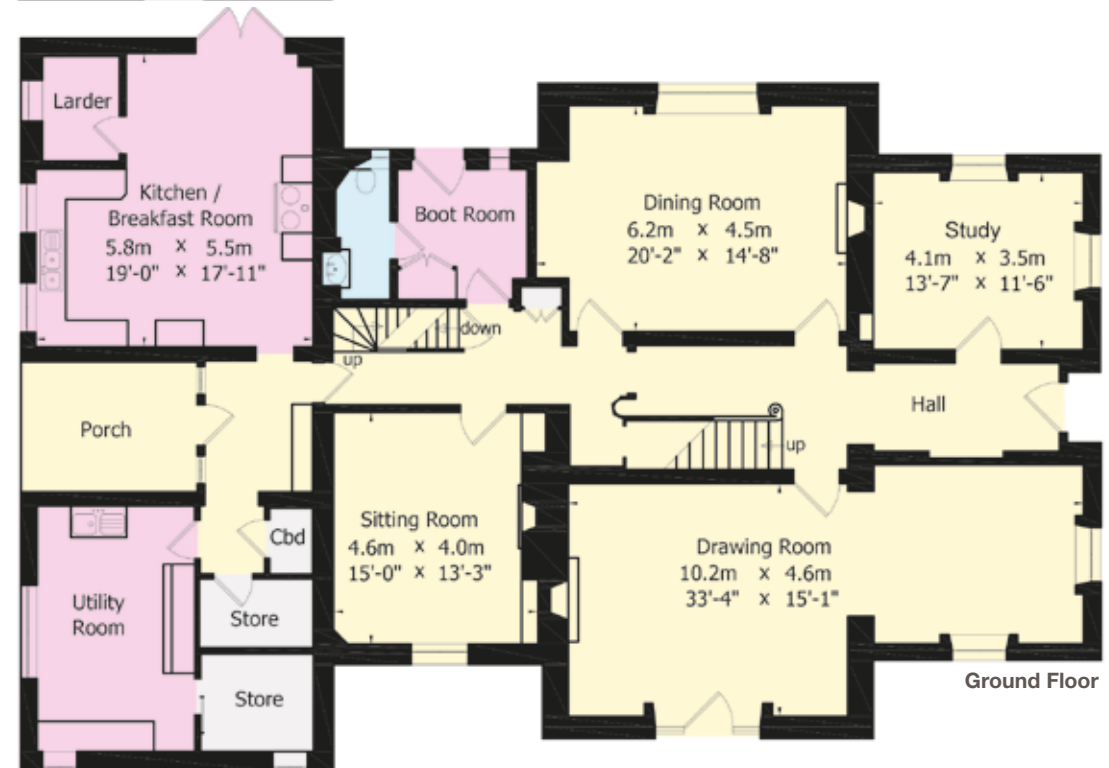
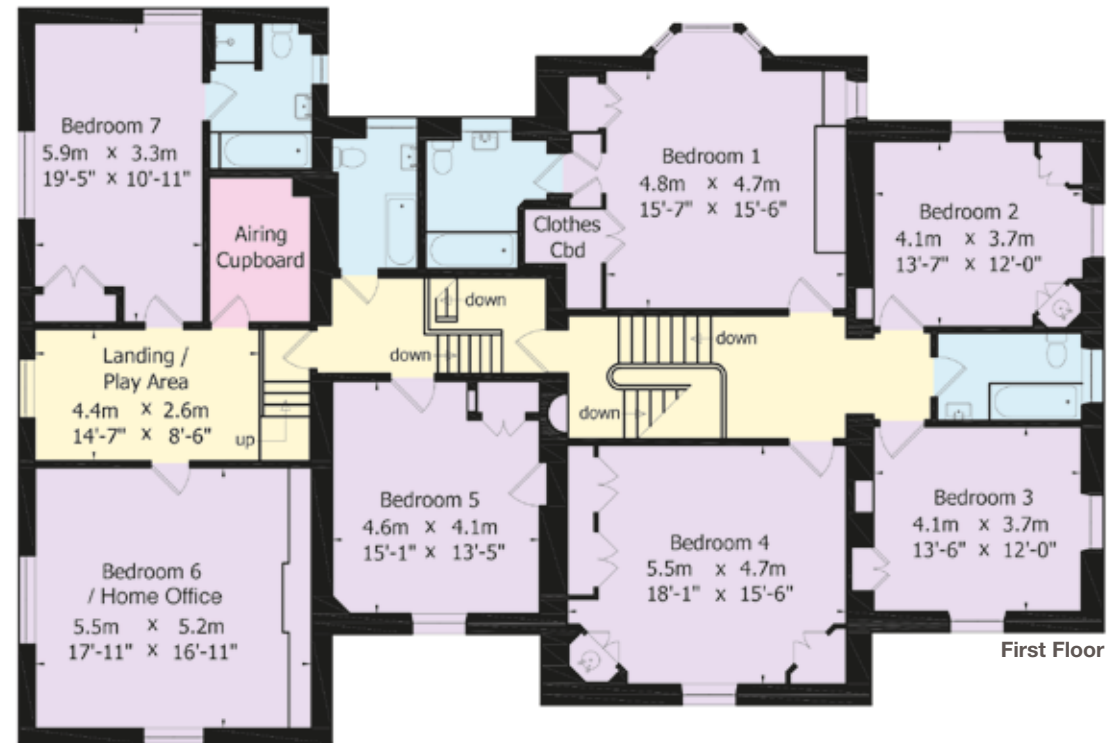
Approximate Gross Internal Floor Area

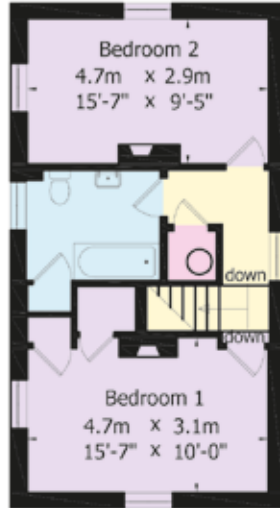
Greenham House: 455.7 sq.m (4,903 sq.ft) (Excluding Porch)

Cellar: 106.6 sq.m (1,147 sq.ft)

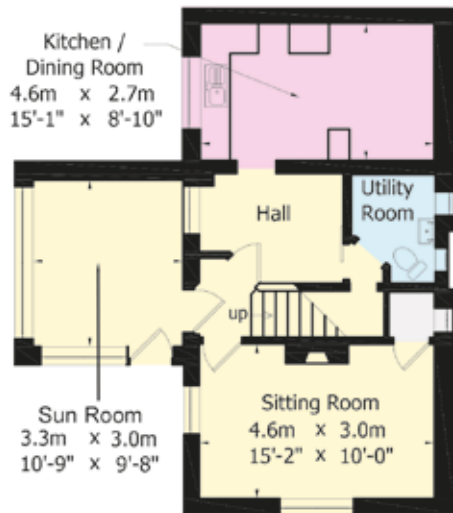
Greenham House Cottage: 98.0 sq.m (1,054 sq.ft)

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Greenham House Cottage
First Floor



Greenham House Cottage
Ground Floor



Greenham House Cottage

To the west of the main house is a two bedroom cottage that has been converted from the original coach house providing ideal secondary accommodation. The cottage has its own oil-fired boiler and separate services.





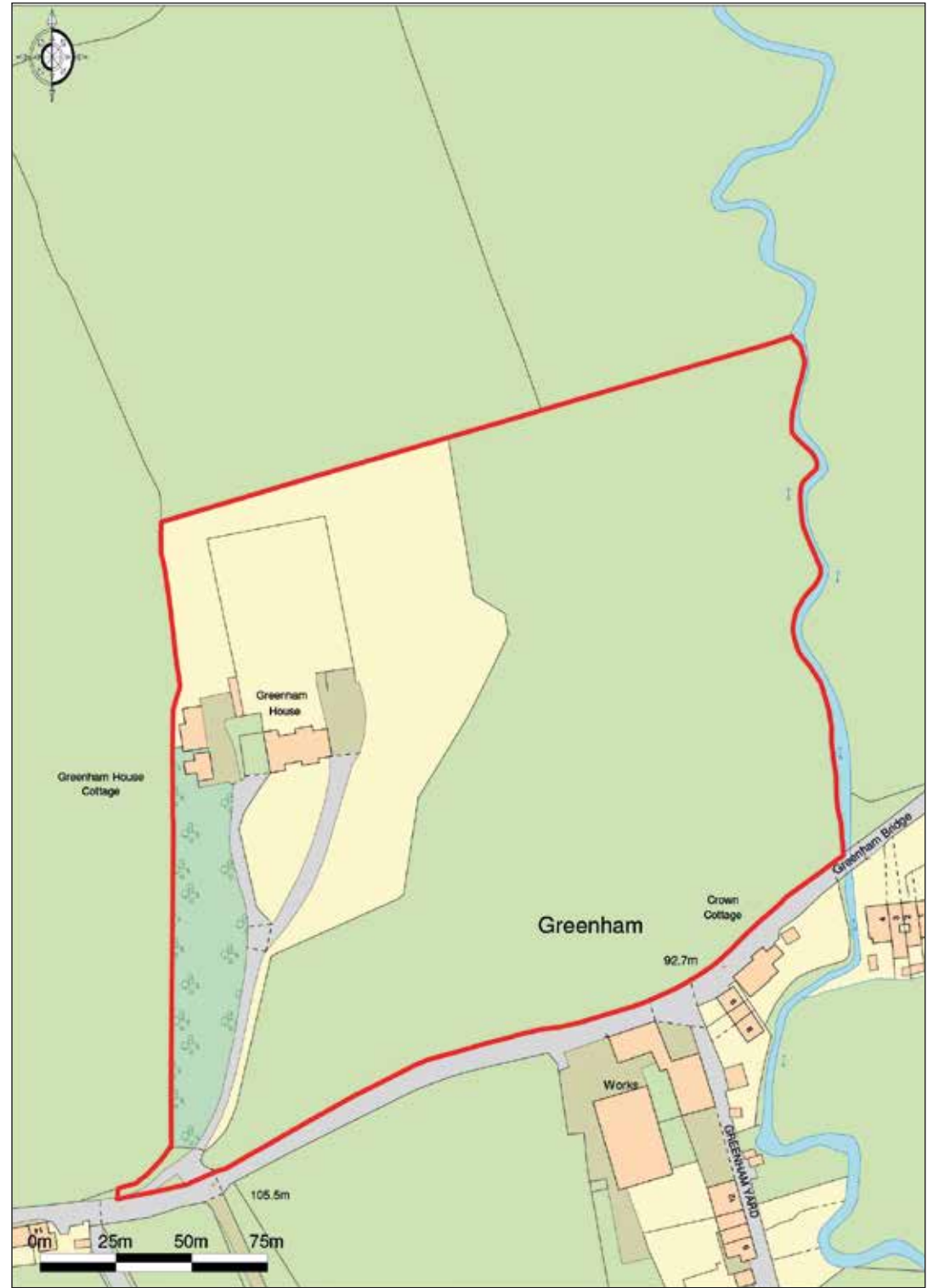
Gardens and grounds

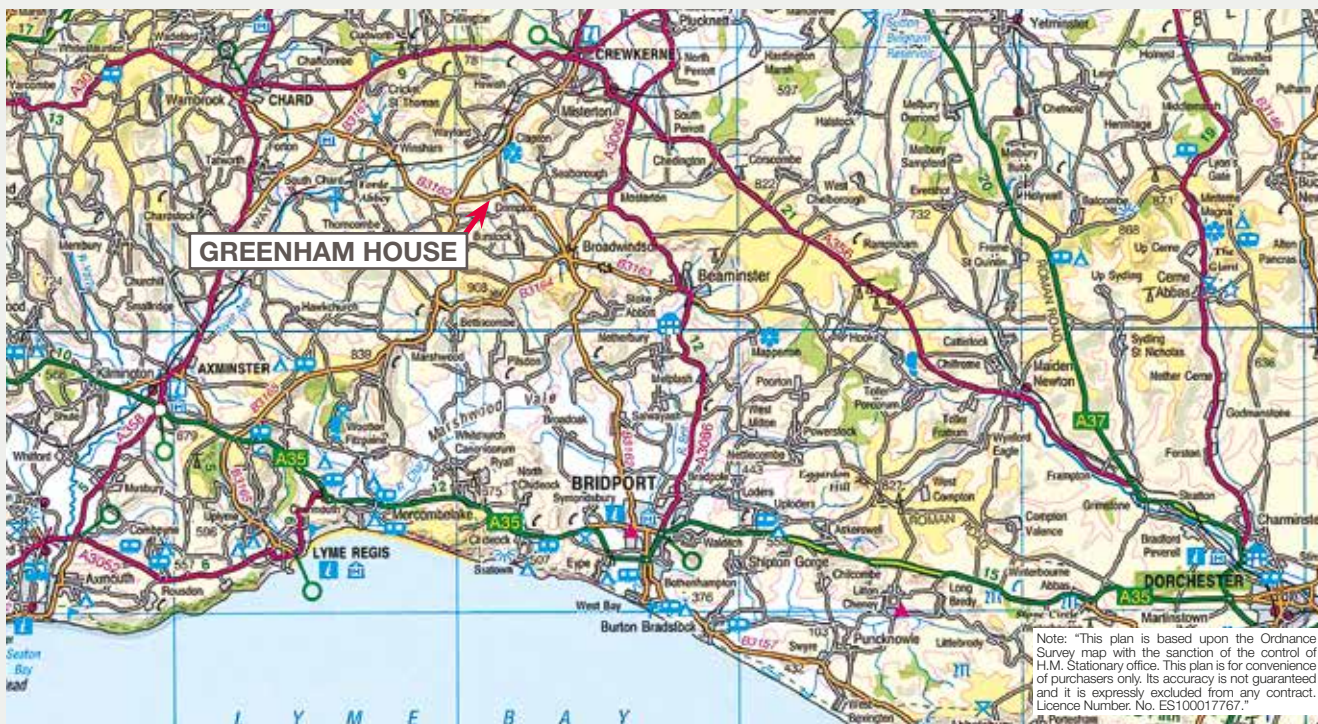
These are a magnificent feature of the property and completely surround the main house, incorporating a stunning and immaculately kept walled garden. In addition to rhododendrons, tulip trees and beech trees, figs and a vine-house, there are also fruit cages and a vegetable garden. There is a grass tennis court / croquet lawn in front of the house.

In addition to the house, cottage and gardens, there is some woodland and a large field, flanked by magnificent oak trees, extending down to Temple Brook over which the house has riparian rights. In all, the property extends to about 10.79 acres.

Outbuildings

In addition to the triple garage block, there are a number of outbuildings including some potting sheds, a greenhouse, game larder, dog kennels and machinery stores.





GENERAL REMARKS & STIPULATIONS

Method of Sale

The freehold of Greenham House is available for sale by private treaty, with vacant possession on completion.

Services

Mains electricity and water. Private drainage. Broadband internet. Security alarm.

Fixtures and fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary and machinery.

Local Authority

West Dorset District Council:- Telephone 01305 251010.

Directions (TA18 8QE)

From London take the A303 towards Exeter. After the Cartgate round about, turn left on to the A356 to Crewkerne and continue for approximately 6 miles into the town centre. At the first mini roundabout (opposite Lloyds Bank) turn right, following the B3165 sign-posted to Lyme Regis. At the end of the High Street, take the centre of three roads, still following the B3165. After Clapton Mill, ignore the turning left for Drimpton proceeding to Horn Ash crossroads a mile further on and then turn left signposted to Broadwindsor and Bridport. After half a mile Greenham House can be found on the left hand side, the entrance to which is marked by a white gate, stone pillars and a cattle grid.

Viewing

Viewing by prior appointment only with the sole selling agents Knight Frank LLP.

Important notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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4. VAT: The VAT position relating to the property may change without notice.

Particulars dated: May 2015.

Photographs dated: May 2011.

Property Number: JKL/LPC/306189

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