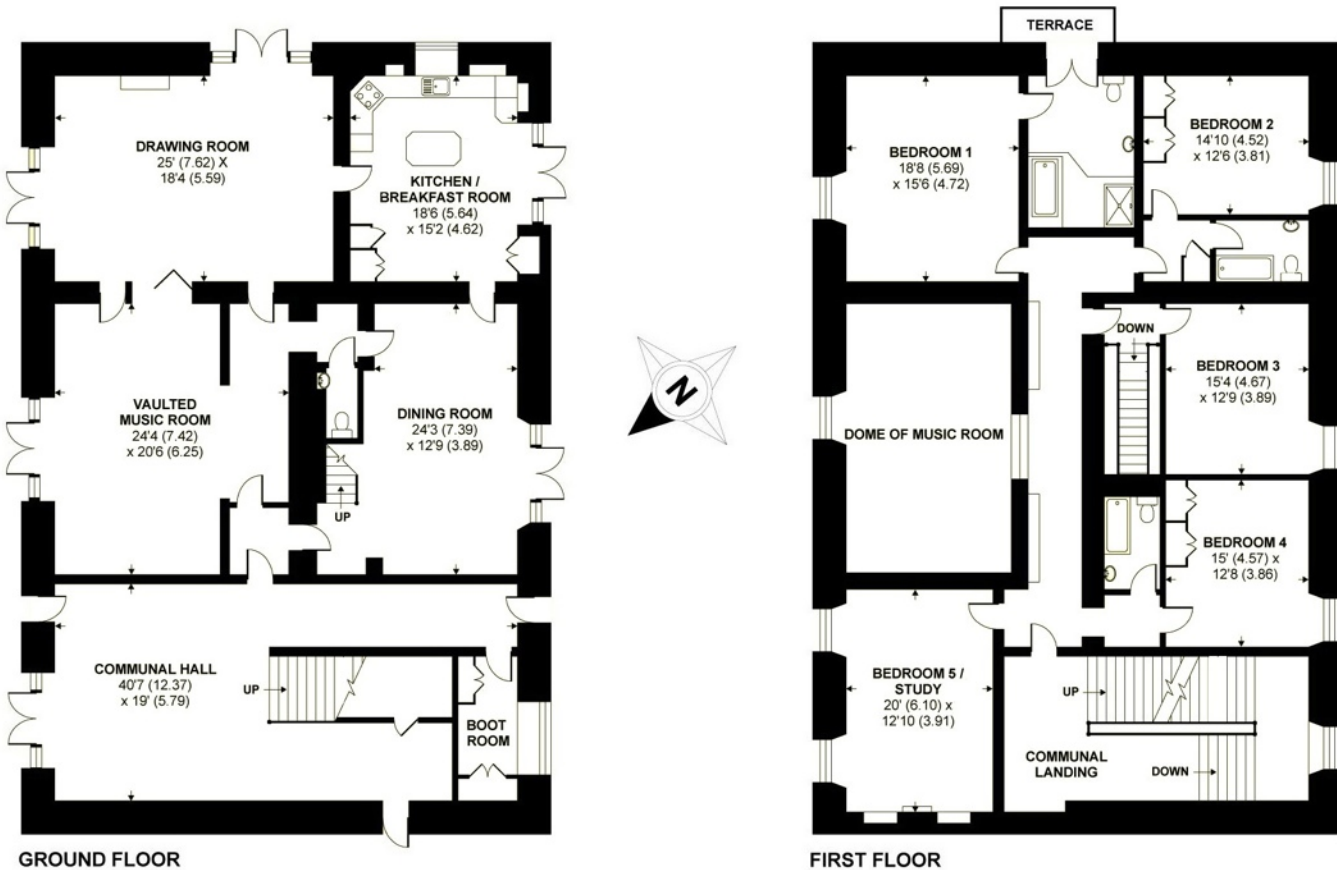




HORSINGTON HOUSE, HORSINGTON, SOMERSET, BA8 0EG

APPROX. GROSS INTERNAL FLOOR AREA 4220 SQ FT 392.1 SQ METRES (EXCLUDES COMMUNAL AREAS)



IMPORTANT NOTICE

Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise. **VIEWINGS** - interested parties are advised to check availability and current situation prior to travelling to see any property.

DIRECTIONS

From the A371 roundabout, take the A357 heading South towards Templecombe. After approximately 3 miles ignore the turnings Left signposted to Horsington (please turn off Sat-Nav). Pass through a wooded area continuing on A357 and the driveway to Horsington House will be found on the left opposite a turning to Stowell.

Sole Joint Selling agents with Symonds and Sampson, Sturminster Newton.

**HORSINGTON HOUSE
HORSINGTON, SOMERSET, BA8 0EG**

Vacant possession of an elegant and substantial apartment, together with the freehold of a Grade II Listed country house, in approximately 5 acres of grounds. About one half of the grounds (where coloured green on the Grounds plan) form the communal areas which are shared with the three other apartments within the house, the area immediately surrounding the apartment being retained for the sole use of its owner.

Accommodation includes – Lobby; Hall; Cloakroom; Drawing Room; Dining Room; Vaulted Music Room; Kitchen/Breakfast Room; Master Bedroom; En-Suite Bathroom; 3 Further Bedrooms; Bedroom 5/Study; 2 Further Bathrooms.

Boot Room and Cellar in Communal Hall.

Garaging; Outbuildings; Grounds & Walled Garden.





GARDENS AND GROUNDS

Horsington House is approached down a long sweeping tree lined drive, from the A357, through mainly lawned gardens with walled and fenced boundaries to the adjoining land. There is a parking area to the south west of the house with plenty of space for visitors and a row of garages, one of which belongs to the apartment.

To the south east there is a large walled garden of about an acre, seeded with wild flowers, which lies next to the village church and has lovely views over the surrounding countryside. In the corner of this area, there is a large brick built outbuilding accessed via two garage doors and with a useful studio/garden room to one end.

The communal areas of the grounds are well maintained and include a sunken garden (abundant with Spring flowers) and a tennis court (in need of refurbishment).

There is direct access from the property to the village of Horsington and to the church.

In all the grounds amount to around 5 acres.

About The Area

Horsington House is situated in the charming Parish of Horsington, within a conservation area, surrounded by open farmland with nearby access to footpaths and bridleways. Horsington village, with predominantly period stone properties in the neighbourhood, has a well regarded primary school and public house. Templecombe main line railway station is less than one mile away and provides a regular service to London/Waterloo and Exeter; it has a small shop with Post Office, doctors' surgery, pub and primary school. Wincanton, with A303 junction to London, is four miles away and provides a comprehensive range of amenities and supermarkets. To the west lies the historic Abbey town of Sherborne which has an extensive range of leisure, shopping and educational amenities. The charming market town of Castle Cary, with a superb range of independent shops, also provides a mainline railway station on the London/ Paddington line. Of note are the excellent choice of State and Private schools in the area, including Sherborne Boys, Girls and Prep, Wells Cathedral School, Millfield, Hazlegrove and Bruton.



GROUND
PLAN



Horsington House is a distinctive early 19th Century country house constructed of stone with Doulting Stone Ashlar, as used in Wells Cathedral, with a slate roof. It stands in beautiful countryside with far reaching views over the Blackmore Vale. There is immediate and private access to the Church of St John The Baptist.

From the large and impressive communal entrance hall a wooden internal door gives access to a small LOBBY and INNER CLOAKS area with downstairs CLOAKROOM.

MUSIC ROOM – A magnificent room with double height domed ceiling and intricate carved detailing, feature column supports, french doors and windows to the lawns, wooden floorboards, and full height concertina doors through to the drawing room.

DRAWING ROOM – with large dual aspect windows and French doors which flood this spacious room with light, open fireplace with ornate mantle, inset

with a cast iron grate on a granite hearth, deep corncing and stripped floorboards, concertina doors back to the music room. Doors to side portico.
 KITCHEN/BREAKFAST ROOM – dual aspect, with windows and French doors to the terrace, variegated welsh slate floor tiles, generous range of wall and base units, worktops with integrated dishwasher, ceramic sink and eye level double oven and extractor unit. Full height pantry/housekeepers cupboards, and a further built-in cupboard housing the boiler. Period cast iron fireplace and an impressive framed and cross beamed ceiling.
 DINING ROOM – French doors and windows to the terrace, corncing, stairs to the first floor, and further access back to the lobby and inner hall.

FIRST FLOOR
 MASTER BEDROOM – This room enjoys a fine aspect and overlooks the lawns, church and far reaching views over the Blackmore Vale. Door through to –
 EN-SUITE BATH/SHOWER ROOM – with very generous dimensions and including a white suite of Bath, WC and pedestal basin, large shower enclosure/steam room, Jacuzzi style bath, ladder towel rails, tiled walls, slate effect flooring and French doors to a portico balcony.
 There are FOUR FURTHER DOUBLE BEDROOMS – one of which is currently used as a large STUDY/LIBRARY and TWO FURTHER BATHROOMS.

