

MAGDALANE HOUSE

STOWELL • SHERBORNE • DORSET



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DORSET**

A Georgian-inspired house to be built to a very high standard and situated on the edge of a hamlet with views over the surrounding countryside

Entrance lobby • Reception hall • Drawing room
Sitting room/Study • Orangery/Dining room • Kitchen
Games room • Utility room • 2 Cloakrooms

Master bedroom with en-suite bathroom
Guest bedroom with en-suite bathroom
2 second-floor double bedrooms with en-suite bathrooms
Plant room • Attic store

Double garage • Double carport • Workshop • Garden store
Parking • Garden • Paddock

In all about 2 acres (0.8 hectare)

Charlton Horethorne 1½ miles
Templecombe 2 miles (London Waterloo 2¼ hours)
Wincanton 5 miles • Sherborne 6 miles • A303 4 miles
Castle Cary 11½ miles (London Paddington 1½ hours)
(Distances and times approximate)

N.B. The internal layout of the property can be altered as required to increase the number of bedrooms and bathrooms to 6 en-suite bedrooms, to suit an off-plan buyer.

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.



Magdalane House

Situated in the small hamlet of Stowell with uninterrupted south-westerly views over the surrounding countryside, Magdalane House is a newly built two-story detached house to a classical Georgian-inspired design of Purbeck stone under a slate roof. The property is built out of traditional materials to a very high specification, with second floor accommodation incorporated within the roof space. Insulation throughout has been optimised to minimise heat loss, with central heating provided by a wood pellet boiler. On the ground floor, double entrance doors open to the entrance lobby and on through to the reception hall, which in turn has French windows opening out to the garden. On one side is the drawing room, which has an open fireplace and windows on two sides including French windows to the garden. Beyond is a small lobby with doors to a cloakroom and to the games room. On the other side of the hall is the kitchen, which is fitted with a range of units and an electric fired range cooker, and opens out to the orangery/dining room. Also off the kitchen are the sitting room/study, a further cloakroom and the utility room, which has a staircase rising to the plant room and attic store. The main staircase rises from the hall to the first-floor galleried landing, on one side of which is the master bedroom, which has extensive built-in wardrobes and an en-suite bathroom. On the other side of the landing is the guest bedroom, which also has an en-suite bathroom. A further staircase rises to the second floor, where there are two further double bedrooms, each with an en-suite bathroom.

N.B. The property is available to an off-plan buyer, who can choose their own kitchen, bathrooms, flooring, tiles etc.

Garden

The property is approached off a narrow country lane running through the hamlet. In front of the house is a gravelled parking and turning area, which is bounded on the roadside by stone walling with a beech hedging and pleached hornbeam screen, behind existing hedging. To one side is the garage block, which incorporates a double garage, adjacent carport for up to two cars, workshop and garden store. A flagstone apron surrounds the house, with the garden stretching out to the rear and laid to lawn, with ten newly-planted pleached hornbeams and boundaries of woodland under-planting on both sides. Beyond the garden is the paddock. In all the garden and paddock extend to about 2 acres (0.8 hectare).

Situation & Amenities

Magdalane House is situated in the hamlet of Stowell and excellent local facilities can be found in the neighbouring and thriving village of Charlton Horethorne (1½ miles). These include a village shop/post office, gastro pub/hotel, primary school and village hall. For further details visit www.charltonhorethorne.com.



In addition to the school in Charlton Horethorne, there are four further primary schools to choose from within a four-mile radius, all of which feed to the highly regarded Gryphon School in Sherborne (6 miles) for secondary education. There is also an excellent choice of private schools in the area, including the Sherborne schools, Leweston, Hazlegrove, King's School Bruton and Bruton School for Girls.



The nearby Abbey town of Sherborne has excellent shopping and local business facilities, including a Waitrose supermarket, and the regional centre of Yeovil is also easily accessible.



Sherborne, Bath, Bristol, Exeter, Salisbury and Poole all have excellent entertainment venues.



There are several gastro pubs and restaurants within the local area.



The A303 is 4 miles away and provides a direct east/west route linking with the M3 to London and to the M5 at Taunton (38 miles), via the A358.



There is a mainline rail service from both Templecombe (2 miles) and Sherborne to London Waterloo (2¼ hours) and from Castle Cary (11½ miles) to London Paddington (1½ hours on the fast service).



Bristol, Bournemouth and Exeter Airports are all just over 1 hour's drive away and offer connections to many international destinations and within the UK.

Services: Mains water and electricity. Private drainage. Pellet-fired central heating. Electric fired range cooker.

Fixtures & Fittings: All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Tenure: Freehold

Council Tax Band: TBC

Local Authority: South Somerset District Council
Tel: 01935 462462

Directions (Postcode DT9 4PD)

From Sherborne travel east on the A30 to the village of Milborne Port. In the centre of the village turn left into North Street and continue out of the village for just over 1 mile. Proceed under a railway bridge and take the first turning on the right, signed Stowell 1 mile (old fashioned sign post). Continue to the village and at a staggered crossroads bear right onto Watery Lane and Magdalane House will be found on the right after about 150 yards.

Viewings

All viewings are by appointment with the sole agents Knight Frank LLP.



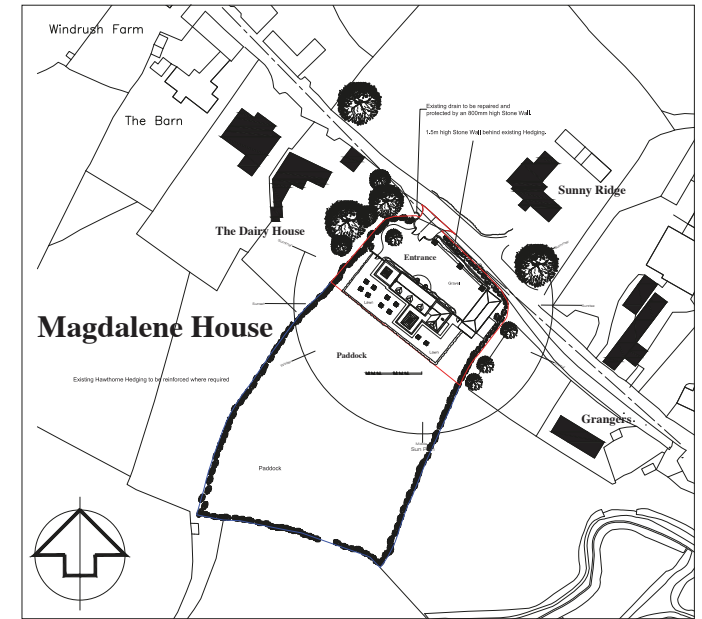
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Recreation

Approximate Gross Internal Floor Area

(as scale measured by our client)

House: 427.7 sq m / 4,604 sq ft

Garage block: 81.6 sq m / 879 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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