

COMPTON VALENCE HOUSE

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Dorchester 7 miles (London Waterloo 2½ hours) • Bridport 9 miles • Weymouth 14 miles
Sherborne 19 miles • Poole 33 miles • Bournemouth Airport 38 miles
(All mileages and times are approximate)

A beautifully presented Grade II listed six bedroom former Rectory set in its own hidden valley with indoor heated swimming pool, detached two bedroom cottage, outbuildings and superb gardens and grounds with further paddocks and woodland

Ground Floor: Porch • Reception hall • Drawing room • Music room • Dining room
Study • Home office • Conservatory • Kitchen / breakfast room • Utility room
Larder • Boot room with WC • Cloakroom • Wine cellar • Cellars

Attached pool room with heated swimming pool, changing room and shower room

First Floor: Master bedroom with en-suite bathroom and dressing room
Guest bedroom with en-suite shower room • 3 further bedrooms • Family bathroom

Second Floor: Guest bedroom with en-suite bathroom

Extensive garaging • Substantial barn • Stables • Well house

Delightful gardens including an historic Roman spring, walled garden, fields and woodland

Grooms Cottage: Living room • Study • Kitchen / dining room • Utility room • Cloakroom
2 Bedrooms • Bathroom • Garage

In all about 40.3 acres (16.31 hectares)



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

Compton Valence House is idyllically located in a peaceful, secluded position looking up its own private valley on the edge of the village which lies within an Area of Outstanding Natural Beauty. The fields and woodland around Compton Valence House contain a wide range of wild flowers and the land is designated as being within an Environmentally Sensitive Area.

Compton Valence is a small unspoilt village surrounded by the hills of the Dorset Downs and has a pretty early Victorian church with a 15th century tower. The county town of Dorchester and Bridport both provide an excellent range of shopping, educational, recreational and cultural facilities.

Sporting facilities in the area include golf at Dorchester (Came Down) and West Bay, National Hunt racing at Wincanton, Taunton or Exeter, hunting with the Cattistock and South Dorset Hunts. Sailing and water sports can be enjoyed at Weymouth Bay (the 2012 Olympic sailing venue) or along the Dorset Jurassic coastline.

Independent schools in Dorset include the Sherborne Schools for Boys and Girls, Leweston, Canford, Bryanston, Clayesmore, Milton Abbey and Port Regis, amongst others

Communications in the area include mainline railway links available from Dorchester, Crewkerne or Yeovil Junction with services to London Waterloo. A mainline link from Maiden Newton to Bath takes 1 hour 30 minutes. The A35 can be joined to the south providing a route to the A31, M27 and M3 east or the A30 west. Bournemouth Airport provides scheduled domestic and international flights and there are ferry links from Poole or Weymouth to the Channel Islands and France.





Compton Valence House

Compton Valence House is a beautifully presented former Rectory constructed of stone elevations under a tiled roof. There is evidence that there has been a rectory on the site since the mid 17th century but the present house was moved to its elevated position in 1872 when it was rebuilt to a new design on a grand scale. Benjamin Ferrey (1810-1880) was the architect responsible for this ambitious project and was at the peak of his architectural fame in the year of construction. The historian Charles Locke Eastlake describes Ferrey as 'one of the earliest, ablest and most zealous pioneers of the modern Gothic school' in "A History Of The Gothic Revival" (1872).

The property is Grade II Listed and was purchased by the present owners in 2000. They have since restored Grooms Cottage and substantially improved the main house, providing a fine conservatory and a lavishly

appointed kitchen / breakfast room with granite work surfaces and 4-oven Aga. Both rooms have full height windows and casement doors enjoying spectacular views up the peaceful and private valley. The superb indoor heated swimming pool has full height windows looking out to the terrace and garden with a changing room, shower room and cloakroom; it was completed in 2005.

Throughout the house the rooms are well proportioned with high ceilings and tall windows enjoying fine views over the secluded garden and grounds. There are a number of special fireplaces and architectural features befitting an architect who received the Royal Gold Medal from the Institute of British Architects. The extensive cellars have excellent ceiling heights.

The accommodation is shown in detail on the floor plans.









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

Approximate Gross Internal Floor Area

Main House - 758 sq m (8165 sq ft)

Garage Block - 100 sq m (1075 sq ft)

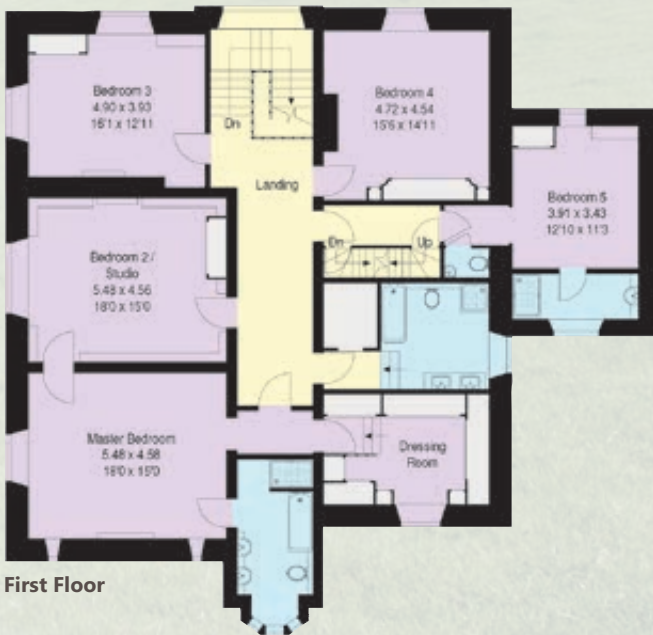
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the brochure.





Second Floor

Garage
(Not shown in actual location)



First Floor





Gardens and Grounds

A pair of electrically-operated wrought iron gates guard a private tree lined drive which sweeps through lawns to a wide parking and turning area in front of the house. Encompassing the southern and western sides of the house is a wide paved terrace with adjoining lawns and established flower beds. There are spectacular views from the terrace over the gardens and up the magical valley across the grounds.

The drive forks below the house and leads on to Grooms Cottage and the valley and outlying land to the south and west of the house.

To the west of Grooms Cottage is a lovely stone walled garden and nearby is a delightful orchard with apple, plum, pear and damson trees. Mature woodland flanks the valley and guards the boundaries, mainly comprising beech, ash, chestnut and hazel and with some very impressive specimen copper beech and chestnut trees.

The spring pool to the south of Compton Valence House was restored in 2010 and the retaining wall rebuilt. The spring was historically the source of the water which flowed into the Roman Aqueduct at Dorchester and fed the bathhouse of the Roman fort, the water travelling a distance of some 9 miles!

There are four principle fields which lie to the south and west of the house with the top field resembling an amphitheatre enjoying the most spectacular views down the valley to Compton Valence House itself and the countryside beyond. There are also magnificent views across the Dorset countryside to Hardy's Monument.

The property extends in total to about 40.3 acres.



Grooms Cottage

This detached cottage was completely restored by the present owners and is constructed of attractive stone elevations under a slate roof. Situated in the lower garden away from the main house, it is a privately located building which is ideal for use as a guest or staff cottage.

Located to the west of the cottage is a detached garage block.

The accommodation is shown on the floor plans.

Approximate Gross Internal Floor Area

Grooms Cottage - 141 sq m (1520 sq ft)



Grooms Cottage Ground Floor



Grooms Cottage First Floor



Outbuildings

A triple garage block lies to the north of the house with electrically operated doors, workshop, an inspection pit, gardener's WC and a stable / store room. An open fronted

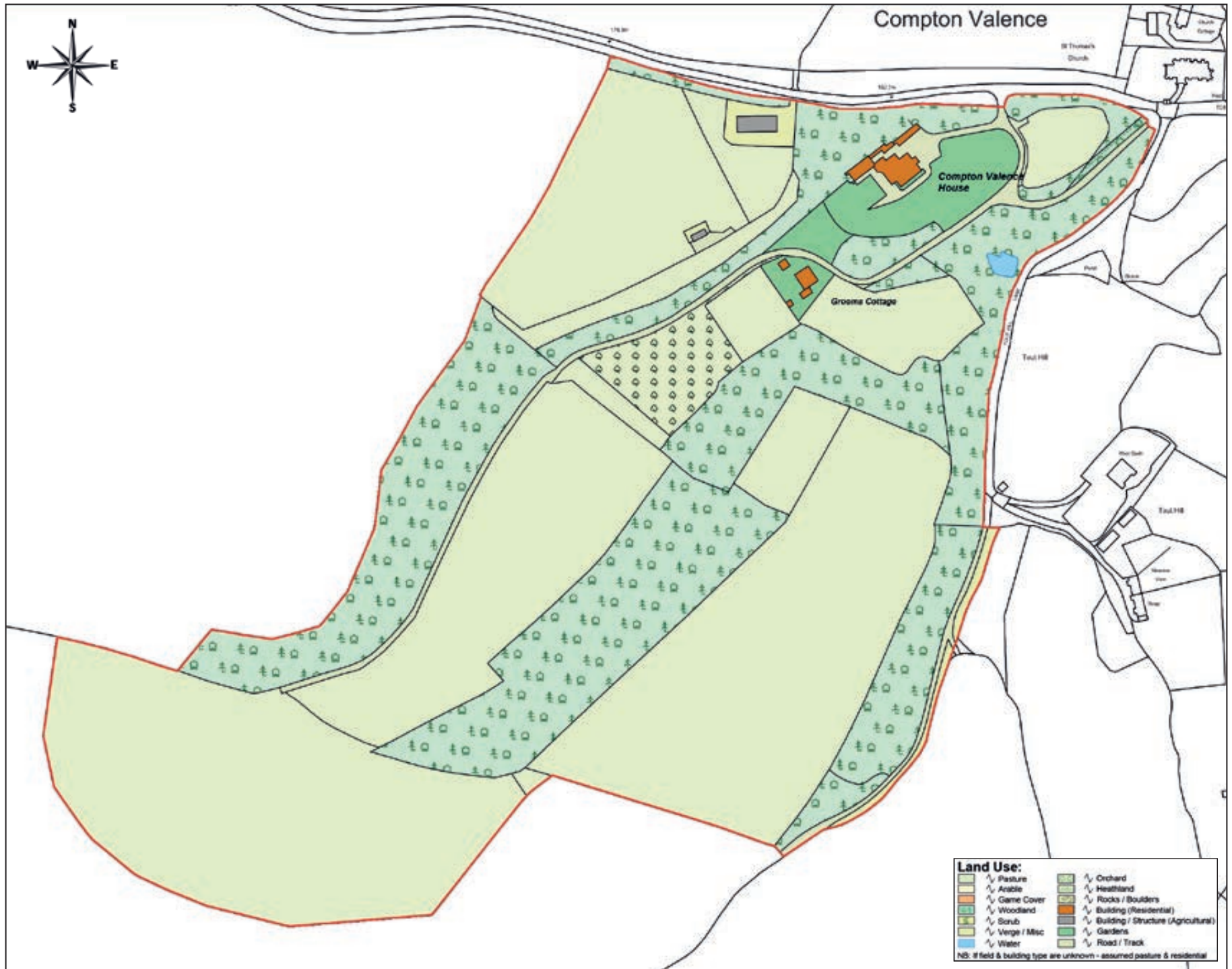
barn (about 75' x 27') lies to the north west of the house with separate road access from the lane running through the village. South of this and accessed from the bottom drive

as well is a stable block (about 30' x 10') of timber construction with 2 loose boxes and a tack room.









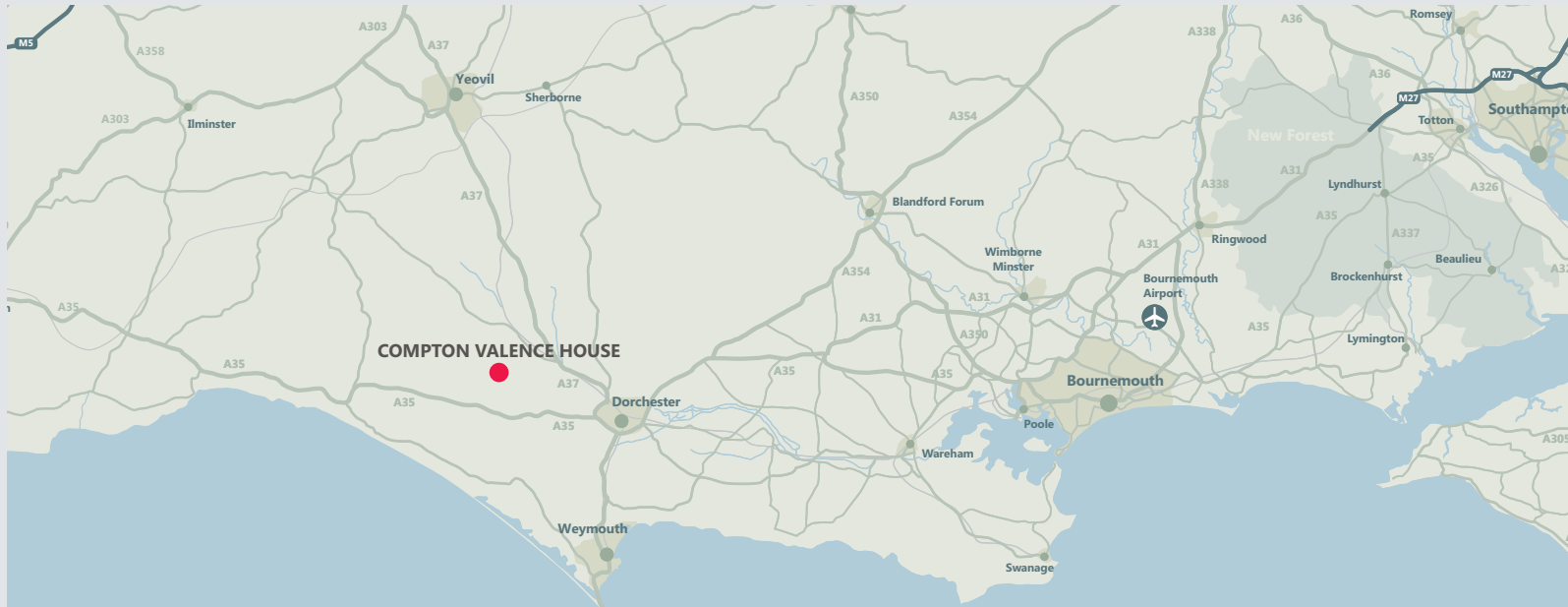
Compton Valence



Land Use:

	Pasture		Orchard
	Arable		Heathland
	Game Cover		Rocks / Boulders
	Woodland		Building (Residential)
	Scrub		Building / Structure (Agricultural)
	Verge / Misc		Gardens
	Water		Road / Track

NB: if field & building type are unknown - assumed pasture & residential



GENERAL REMARKS AND STIPULATIONS

Method of Sale

Compton Valence House is offered for sale freehold with vacant possession by private treaty

Easements, Wayleaves and Rights of Way

There are no rights of way crossing the land. A public footpath (part of the Macmillan Way) runs along part of the eastern boundary in a dip and is not visible from any part of the house.

Services

Private and mains water supply, mains electricity, private drainage, intruder and fire alarm with remote link

Local Authority

West Dorset District Council
Tel: 01305 251010

Council Tax

Compton Valence House: Band H

Planning

Compton Valence House is Grade II Listed as being of Architectural or Historical Importance.

Fixtures and Fittings

All fixtures, fittings and garden statuary are excluded from the sale, although some may be available by separate negotiation.

Post Code

DT2 9ER

Directions

From Dorchester take the A35 Honiton Road and after approximately 2 miles turn right, signposted to Compton Valence. Continue straight over the small crossroads and continue for about 2.3 miles. Turn right opposite the finger post for Compton Valence and continue into the village. The green metal entrance gates to Compton Valence House will be found on the left, almost opposite the village church.

Viewings

Viewings are strictly by appointment 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: April 2014.

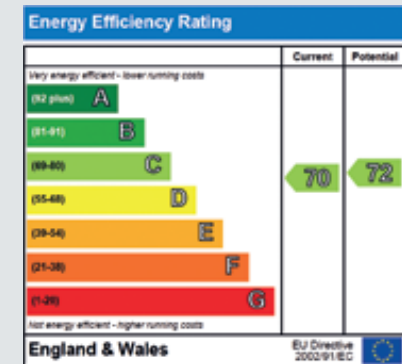
Photographs: September 2013.

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Grooms Cottage



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