# Springfield House

KINGSDON • NEAR SOMERTON • SOMERSET









## Springfield House

KINGSDON • NEAR SOMERTON • SOMERSET • TA11 7LA

An imposing Grade II listed country house with gardens and paddocks amounting to 6.6acres

### ACCOMMODATION SUMMARY

### **Ground Floor:**

Drawing Room • Sitting Room • Kitchen • Dining Room Study • Cloakroom

### First Floor:

Master Bedroom with en suite Bathroom and Dressing Room 4 further Bedrooms (2 with en suite Bathrooms) • Bathroom

### **Lower Ground Floor:**

Games/Family Room • Kitchen • Boiler Room • Wine Store • Cloakroom

### Outside:

Garage Complex • Stable Block.

Gardens, Paddocks

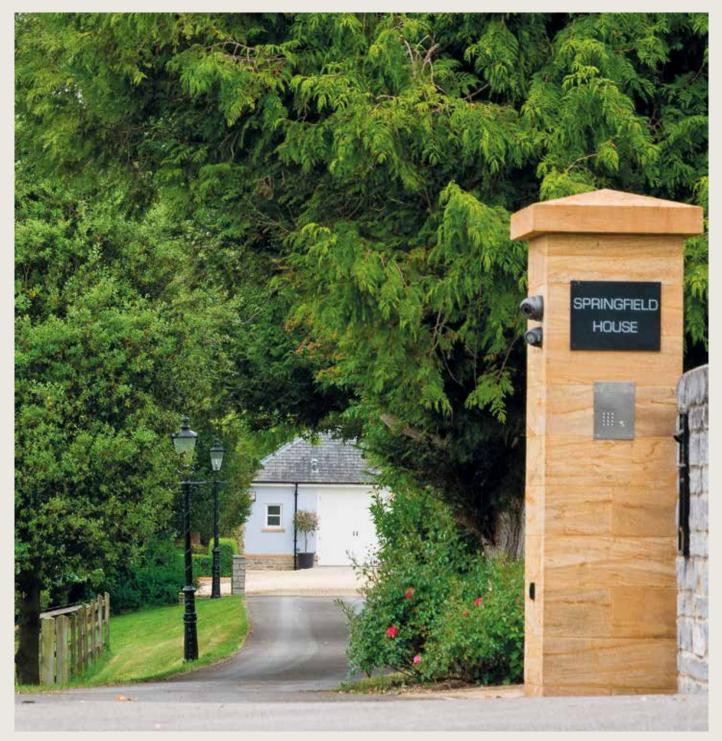
In all, about 6.6 acres



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### SITUATION

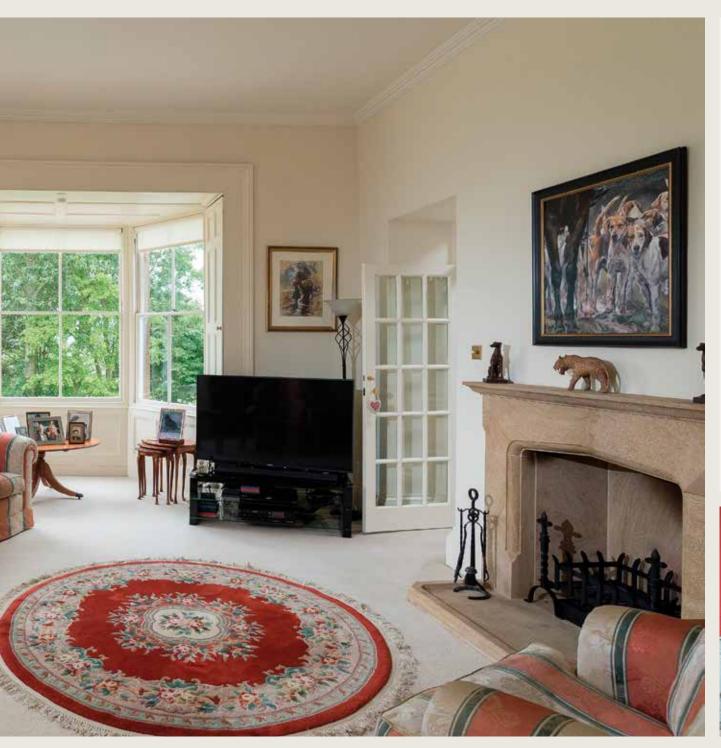
Springfield House is situated to the south of the pretty Somerset village of Kingsdon. The village offers the Kingsdon Inn gastro pub, a village community shop and expansive playing fields. More extensive facilities are on hand in the local towns of Somerton, Wells and Sherborne with their wide range of retail and recreational facilities. Nearby Castle Cary station offers regular mainline services to London (Paddington) taking from 110 minutes. Alternatively Yeovil/Sherborne junction offers services to London (Waterloo) taking from 135 minutes. The A303 (becoming the M3 to London) provides access to London and the West Country. There is an outstanding choice of schools in the area including Hazelgrove at Sparkford, Millfield at Street, Sherborne schools at Sherborne, Downside at Shepton Mallett, Wells Cathedral School in Wells and Kings school, Bruton school for Girls and Sexeys School all in Bruton.











### DESCRIPTION

Springfield House is an impressive Grade II listed country house built c.1840, offering beautifully balanced elevations finished in a distinguished colour-washed façade. The home offers in excess of 4,500 sq ft of well-appointed accommodation arranged over 3 floors and boasts many fine period features. The well presented accommodation is both flexible and practical, making an ideal family home.

The house is accessed via a Hamstone porch leading to an elegant entrance hall with large flagstones, ornate fan light divide and cantilever staircase rising to the first floor. The dual aspect drawing room features a bespoke Hamstone fireplace and bay window with far-reaching views. The dining room hosts an impressive marble fireplace and presents an elegant room for formal entertaining. The kitchen/breakfast room is the hub of the home with its bespoke Stoneham kitchen offering an extensive range of fitted cupboards, drawers and storage, island unit, granite work surfaces and Aga. There are the usual integrated appliances and space for a large breakfast table. Additionally to the ground floor is a family room, study, rear entrance hall and cloakroom with secondary staircase to the first floor and stairs to the lower ground floor.

On the first floor is found the luxuriant master suite which comprises a large bedroom with dual aspect far-reaching views, modern ensuite bathroom and fully fitted dressing room, all finished to a high standard. There are four further double bedrooms: one with a full ensuite bathroom, another with an ensuite shower room, and two further bedrooms and a family bathroom.

The lower ground floor has been designed with entertainment in mind. The main large room is an ideal rumpus/games/media room or gym, with adjacent wine cellar, cloakroom, laundry room and a secondary kitchen with direct access to the large south facing terrace, ideal for summer parties and al fresco dining.

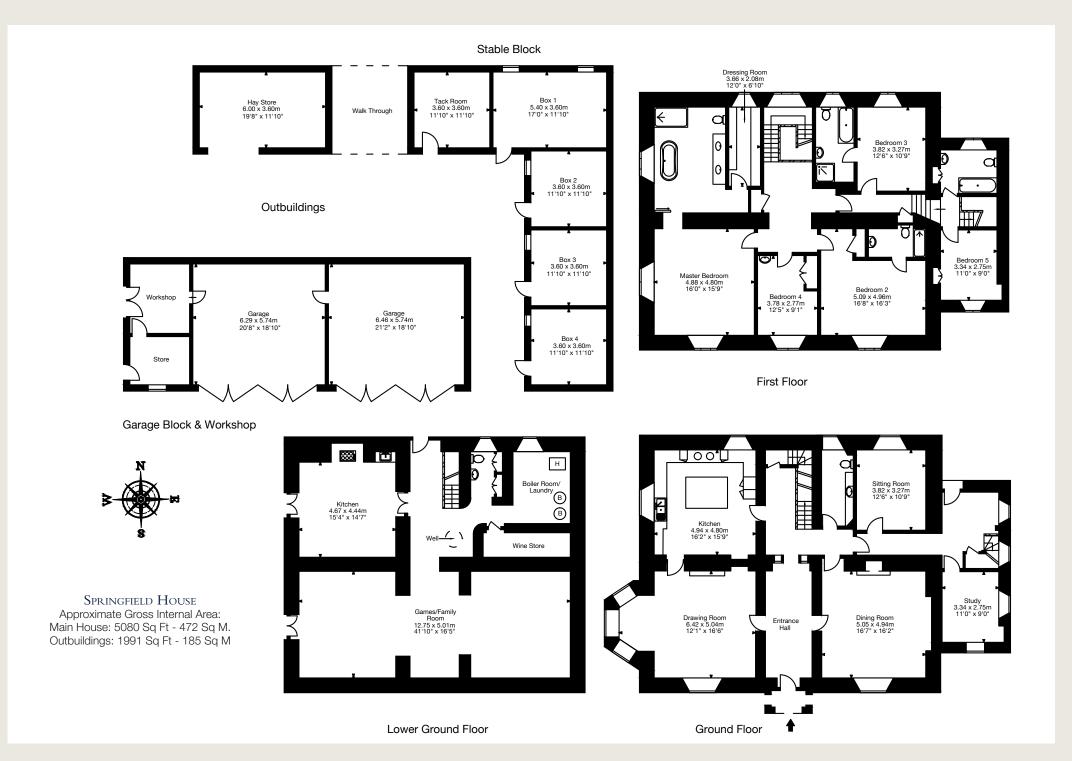














### OUTSIDE

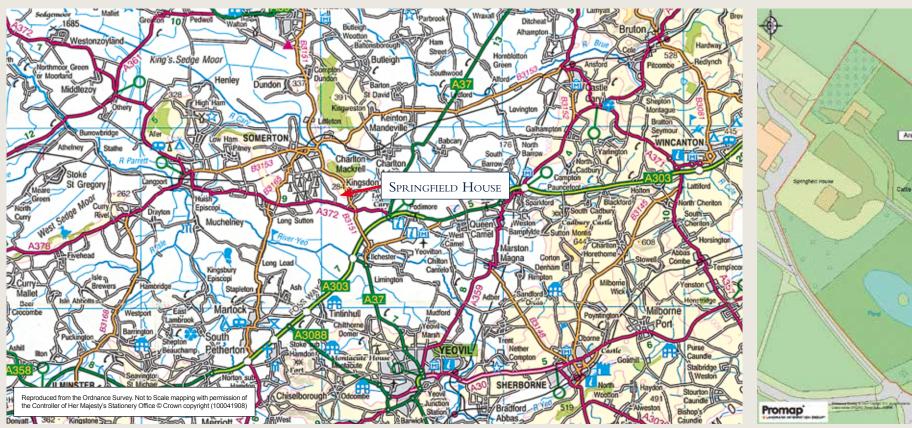
The well presented property is approached off a quiet lane, via a splayed walled entrance with a triangular green leading to ornate automated steel gates supported by Hamstone piers, which open onto the long tarmacadam drive. The drive leads through beautifully landscaped grounds with a large pond in the south paddock and a large paddock to the north. From the drive the house is glimpsed through the variety of trees which populate the grounds, and leads onto a large Cerney stone forecourt in front of the house with ample parking, which in turn leads up to the coach house providing alarmed garaging for four cars, workshop, store and an adjacent horse box space. There is also access off the main driveway to the immaculate stable block. The mature gardens surround the house with manicured lawns and perennial borders and shrubberies. A delightful large Hamstone and Blue Lias split level terrace, with far reaching views, stands to the south of the house and is also accessible directly from the lower ground floor rooms. There is existing planning consent for an indoor swimming pool to the side of the property adjacent to the coach house.

In all the grounds amount to approximately 6.6 acres and would appeal to those with an equestrian interest, being predominantly divided between 3 paddocks, fenced with quality post and rail fencing, with the first leading off the impressive stable block. Built by Scotts of Thrapston, benefitting from CCTV and an alarm, this stable block comprises 4 stables, a secure tack room, and hay store with walkthrough wash down area leading to the cherry orchard at the rear. The second paddock has a field shelter, with the third incorporating the large pond with its established reed beds and willow trees.









# Area: 2.716 ha (6.712 scres)

### DIRECTIONS

From the A303 exit at the Podimore roundabout following the A372 (signed to Langport). Continue for approx two miles passing through a staggered cross roads. Take the next right hand turning into Brincil Hill and the entrance to Springfield House is the second drive on the left.

### GENERAL REMARKS AND STIPULATIONS

TENURE: Freehold

### SERVICES

Mains water and electricity. Private drainage. Oil fired heating.

In accordance with Consumer Protection from Unfair Trading Regulations (CPRs) and the Business Protection from Misleading Marketing Regulations (BPRs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

### AGENTS NOTE

The property neighbours the World Horse Welfare Centre, which boasts in impressive equine set up including a state of the art indoor riding arena, which facility is available for use and is regularly used by the present owners.

### Local Authority

South Somerset District Council: Tel: 01935 462 462

### Viewings

Strictly by appointment with Savills.

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