An outstanding Georgian style country house, privately set in just under 22 acres with a cottage, barns, stables and outbuildings (further land available in addition)

LOT 1
Entrance Lobby • Reception hall • Drawing room • Dining room • Study • Cloakroom
Pantry • Kitchen/Family room • Laundry room • Shower room • Boot room • Studio/office/fitness room
Master Bedroom with dressing room and bathroom
Three further principal bedrooms with en suite bath/shower rooms • Two second floor double bedrooms
Cottage with Sitting room • Kitchen • Three bedrooms • Bathroom • Garage • Private garden
Formal and informal gardens • Terraces • Long driveway • Gravel Courtyard • Ha-ha
Set in own grounds • Private with far-reaching views
Outbuildings including traditional barn with stables and storage • Large steel-framed barn
Extensive paddocks and pastureland • Garaging
About 21.8 acres in total
LOT 2
14.1 acres of pastureland
LOT 3
1.8 acres of woodland
SITUATION

Stockbridge House is located between the villages of Yetminster and Chetnole, deep within the unspoilt countryside of the Cattistock and Blackmore Vale and as immortalised by Thomas Hardy in his Wessex Novels. Chetnole is a pretty village with a thriving community. It has an Inn, a cricket club and a station on the local train line which runs from Weymouth to Bath and Bristol. Yetminster has further amenities including a doctor’s surgery, village shop and inn.

The town of Sherborne is within easy reach and the county town of Dorchester is 15 miles away. Communications in the area include a regular railway service from Sherborne to London Waterloo taking about 2 ¼ hours and access onto the A352 providing a north/south route and the A35 at Dorchester providing an east/west link. The A303 can be joined to the north beyond Sherborne and Wincanton.

Sporting facilities in the area include, horseracing at Wincanton, Exeter and Bath, golf at Sherborne, Yeovil and Bridport and water sports along the Dorset coastline to the south at West Bay, Poole Harbour and Weymouth Bay. The area is noted for its excellent independent schools including, Sherborne School for Girls, Sherborne School for Boys, Sherborne Preparatory School, Leweston, Hazlegrove and Port Regis and Perrott Hill.
DESCRIPTION

Stockbridge House is an exceptional country house, privately situated at the end of a long drive and surrounded by its own land. The house and grounds have been subject to an extensive scheme of renovation by the current owners and together with the adjacent cottage and outbuildings provide a wonderful family home with excellent equestrian facilities.

The front door opens under a limestone porch into an entrance lobby which in turn opens into a large reception hall providing a superb entertaining space with an open fireplace, sash windows and beautiful oak floorboards. To the right, the formal drawing room has a double aspect and a beautiful moulded fireplace. French doors open out to a rear courtyard and there is a plinth in place to create an adjoining Orangery. To the far side of the hall is a dining room which can easily seat eighteen and has a double aspect with French doors to the terrace and garden. The reception rooms are completed by a study and a cloakroom.

Beyond the hall and large walk-in pantry a door opens through to the kitchen/breakfast room which is an outstanding space, ideal for family living. There is a range of hand-painted floor and wall units, an oil-fired Aga, breakfast area and an informal sitting room with open fireplace. Off the kitchen is a laundry room with adjoining shower room, back hall and boot room. Beyond the boot room there is a fantastic home office, studio or fitness room.
On the first floor, the bright and spacious landing gives access to four principal bedrooms suites. The master bedroom is beautifully proportioned and has an adjoining dressing room, bathroom and large balcony overlooking the magnificent gardens. There is a guest bedroom with an adjoining bathroom and two further bedrooms suites with shower rooms and staircases to mezzanine level sitting rooms.

There are two further double bedrooms on the second floor.
Stockbridge House

Gross Internal Area (approx)
434.1 sq m / 4673 sq ft
Mezzanine = 26.4 sq m / 284 sq ft
Cottage = 81.7 sq m / 879 sq ft
Garage = 16.7 sq m / 180 sq ft
Total = 558.9 sq m / 6016 sq ft

For identification only. Not to scale.
Stockbridge House
Outbuildings

Gross Internal Area (approx)
Stable = 12.2 sq m / 131 sq ft
Outbuildings = 589.6 sq m / 6346 sq ft
Total = 601.8 sq m / 6477 sq ft (Excluding Open Barn / Pavilion)

For identification only. Not to scale.
The Croft
Adjacent to Stockbridge House, but privately located with its own spur drive. The Croft is a three-bedroom cottage providing a superb secondary property ideal for family, staff or to provide a rental income. It has its own garage and private garden overlooking the field and adjoining countryside.
Outbuildings
A range of traditional outbuildings surround the rear courtyard including two barns which provide stabling and extensive storage and a further steel framed barn with adjacent hard standing. This barn can be utilised for a range of uses including vehicle storage, rearing livestock or adaption to provide American barn stables.

To the north of the house, adjacent to the gravel driveway is pavilion/open barn providing ample space for parties or conversion into a garage.

Gardens and Grounds
Stockbridge House is approached via a long drive, passing a stone wall and leading through a pair of stones piers into a gravel courtyard in front of the house. To the right, a spur drive give access to the cottage and rear courtyard.

The formal gardens are predominantly located to the north and east and are beautifully designed with lawns, a parterre, rose garden and well stocked beds and borders. A ha-ha divides the gardens from the paddocks beyond and in the spring and summer months the garden benefits from sunshine into the late evenings. Stockbridge House is surrounded by its own pastureland, which is ring fenced and provides both privacy and excellent grazing.
Lot 2
Lot 2 is located to the north and east of Stockbridge House and comprises an area of pastureland with road access together with a strip and further area of pasture stretching down to the River Wriggle.

Lot 3
Lot 3 is located of the far side of Chetnole Lane and comprises a triangle of woodland with road access.
GENERAL REMARKS AND STIPULATIONS

Tenure
For sale freehold with vacant possession.

Agricultural Payments
The entitlement to Single Farm Payment is in hand.

Sporting Rights
The sporting rights are held in hand and will be transferred as part of the sale.

Local Authority
West Dorset District Council, South Walks House, South Walks, Dorchester, Dorset DT1 1EZ. Tel. 01305 251010.

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

Services
Mains electricity and water. Mains drainage. Oil fired central heating.

Directions (Postcode DT9 6NY)
From Sherborne head South on the A352 towards Dorchester taking the first turning on the right as you enter Longburton signposted to Leweston, Leigh & Chetnole. Proceed for approximately 3.3 miles along Dyke Head and into Bailey Ridge, to the T-junction. Turn right signposted Leigh and Yetminster. Proceed for approximately 1 mile into the centre of Leigh taking the left hand turn signposted to Chetnole and village hall at the triangle with the stone memorial and follow the road to the centre of Chetnole (1.4 miles) with the Chetnole Inn (Public House) on the right hand side and the church yard directly opposite. At the T-junction turn right and continue for approximately ¾ mile into Hamlet, the entrance to Stockbridge Farm is on the right hand side through wooden gates just before the stone bridge and the end of the 30mph zone.

Viewing
Strictly by appointment with the selling agents, Savills and Knight Frank.

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