Foxhole Farm
DRAYTON, LANGPORT, SOMERSET, TA10 0LP
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Curry Rivel about 2 miles • Langport about 3.1 miles • Taunton (M5 Motorway & London Paddington from under 2 hours) about 12 miles • A303 at Podimore Roundabout about 10 miles

A characterful farmhouse, with extensive outbuildings, set in a peaceful rural position enjoying far-reaching views in all directions

Accommodation summary

Entrance hall & cloakroom • Sitting room • Dining room • Kitchen & breakfast room • Snug
Conservatory • Cellar • Utility

Master bedroom suite • Two guest bedroom suites • 4 Further double bedrooms • Games room

4 Car garage • Indoor swimming pool • Hot tub • Sauna, shower and changing room
Modern barn with machinery store and workshop • Fully equipped gym
Boot room & boiler house & WC

All weather tennis court • Gardens • Orchard and paddocks

In all about 13 acres

EPC - F

Your attention is drawn to the Important Notice on the last page of the text
SITUATION
This unique property is set in a spectacular elevated position on the edge of the village of Drayton, which has many fine period houses and amenities including a church and public house. The nearby village of Curry Rivel has further amenities including a local store and petrol station. The town of Langport is approximately 3.1 miles away and has further shopping and leisure facilities including a Tesco supermarket.

The regional town of Yeovil and the county town of Taunton are both within about 15 miles and have an excellent variety of shopping, educational, recreational and cultural facilities. Communications in the area include the A303 to the south and the M5 Motorway to the west at Taunton. There are main line railway services from Yeovil to Waterloo and Taunton to London Paddington in less than two hours.

There are numerous highly rated primary schools in the local area and a good selection of independent schools nearby at Taunton, Sherborne, Millfield, Bruton and Hazelgrove. Sporting facilities include horse racing at Wincanton, Exeter, Taunton and Bath and golf is available at Yeovil, Sherborne, Taunton and Long Sutton.

DESCRIPTION
Foxhole Farm is a spacious and private rural smallholding, ring-fenced by about 13 acres of its own land and enjoying far-reaching views in all directions. The farmhouse dates from the early 1970’s and has been constructed of Blue Lias stone, with quoins and double glazed mullion windows under a clay tiled roof.

The house has been extensively modernised in recent years, now providing spacious and adaptable accommodation over three floors, totalling over 4,600 sqft. In addition to the accommodation in the main house there is a generous selection of outbuildings, offering the potential to create secondary accommodation if required, subject to the necessary consents.

The gardens and grounds have been immaculately kept and include terraces, lawns, an orchard, paddocks and an all-weather tennis court. A tree lined driveway leads to an imposing turning circle in front of the house and detached garage. A detached building houses an indoor swimming pool, with hot tub, sauna and changing rooms with shower and WC.
Foxhole Farm

Approximate Gross Internal Area:
Main House: 431.5 sq.m. / 4645 sq.ft. (Excluding Eaves)
Cellar: 8.9 sq.m. / 96 sq.ft.
Boot Room: 5.2 sq.m. / 56 sq.ft.
Garage: 86.6 sq.m. / 911 sq.ft.
Pool: 128.6 sq.m. / 1384 sq.ft.
Barn: 343.7 sq.m. / 3699 sq.ft.
A Gothic style front door opens to an entrance porch, leading into a reception hall with cloakroom and staircase leading to the first floor landing. There are four reception rooms on the ground floor, including a sitting room with gas fireplace, a dining room, snug, and conservatory. There is a modern fitted kitchen with breakfast room, a utility room and steps leading down to a pantry/cellar/wine store.

On the first floor, the master bedroom suite has a range of fitted wardrobes and a substantial ensuite bathroom with bath and separate shower. There are four further double bedrooms, all with fitted wardrobes, two of which are en suite and a family bathroom together with a generous airing cupboard on this floor. On the second floor there are two further bedrooms, one of which is currently used as a study and a 43’ x 10’ games room, with eaves storage.

The indoor heated swimming pool is set within a detached building, which has a large apex window looking out to the garden. There is also a sauna and changing room with shower and WC. To the east of the pool building there is a substantial modern barn, with full height access door and space for machinery storage and workshops.
The house and buildings sit within the centre of the grounds, surrounded by landscaped gardens which offer mature borders, lawns, terraces and an outdoor entertaining area, an orchard and four well-fenced paddocks. The house is approached via a long sweeping driveway, which leads to a generous parking area and turning circle in front of the house and garage. To the west of the house & buildings, there is an immaculate all-weather tennis court. In total, the grounds extend to approximately 13 acres and are currently looked after by the neighbouring farmer by way of an informal agreement with the vendor. Please note, the land will be sold with vacant possession.

SERVICES
Mains water & electricity. 2 septic tanks. Oil-fired central heating to the main house and indoor swimming pool barn. Diesel generator and LPG gas for gas fireplace and barbeque areas.
OUTGOINGS
Council Tax Band H. South Somerset District Council.

FIXTURES AND FITTINGS
Lights, carpets, curtains, gym equipment and the climbing frame are included in the sale. All others items are specifically excluded but may be available by separate negotiation. Please ask the seller’s agent, Savills, for a room inventory.

DIRECTIONS
From Taunton, proceed in an easterly direction on the A378. On reaching Curry Rivel, turn right just before a Shell service station, signed to Smokery & Barrington Court. Continue for approximately 0.75 miles, then take the second left turn, to Drayton and Muchelney. Foxhole Farm will be found on the right-hand-side after about 0.3 miles.

VIEWINGS
Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property.

Important Notice:
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