



**A PRETTY LISTED GRADE II THATCHED GATE LODGE ON EDGE OF THIS
POPULAR VILLAGE**

THE ROUND LODGE, NETHER COMPTON, DORSET



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SHERBORNE, DORSET DT9 4QT

Entrance hall ♦ sitting room ♦ dining room ♦ kitchen
♦ WC/utility ♦ master bedroom with en suite shower room
♦ three further bedrooms ♦ Family bathroom
♦ landscaped gardens

Situation

The Round Lodge is situated in a glorious rural location just a short distance from the pretty village of Nether Compton which includes many attractive local stone period cottages and houses as well as a parish church, public house and active village hall. The nearby Abbey town of Sherborne and regional centre of Yeovil provide an excellent variety of shopping, educational and recreational facilities. Communications in the area include mainline railway services at Sherborne or Yeovil Junction to London Waterloo or Yeovil Penn Mill to Weymouth or Bristol. The A303 can be joined to the north at Wincanton and this provides a route to London/Home Counties along the M3. Sporting facilities in the area include golf courses at Sherborne and Yeovil, sailing at Sutton Bingham Reservoir, horse racing at Exeter, Wincanton or Bath and other watersports can be enjoyed to the south along the Dorset coastline. The area is well served by independent schools at Sherborne Preparatory School, Sherborne School and Sherborne Girls, Leweston School, Hazelgrove, Perrott Hill and Port Regis.

Description

The Round Lodge is understood to have been built in circa 1826 and is justifiably listed Grade II as being of architectural interest. This enchanting thatched property, a former gate house and folly is located in a glorious setting within Compton Park, land associated for generations with Compton House, a large 16th Century Manor House nearby. The house, which has dressed round stone walls and stone mullioned windows and a conical thatched roof, has been extended twice since its original construction, originally in the mid 20th Century and then once again in the 1990's and now provides quirky, cosy accommodation arranged over two floors. On the ground floor is a spacious reception hall, circular sitting room and well appointed kitchen opening to a dining area and on the first floor is a master bedroom with en suite, three further bedrooms and a bathroom.



Outside

The Round Lodge is situated off a quiet lane leading from the village. To the front of the house is parking for one car and access to the front door via a thatched verandah also covering a stone terrace with lovely views over open farmland. The majority of the gardens at the property are to the south and west and on the south west elevation there is a single storey conservatory/glass house. The gardens at The Round Lodge are a major feature having been thoughtfully planted and landscaped by the present owners and including a wide variety of shrubs and plants bordered by a stone wall and in the backdrop of the mixed woodland rising to the rear of the house. To the west of the house is a terrace leading to a lawn which extends to the bottom end of the garden where there is a summer house and deck overlooking a lake on the neighbouring property.

Directions

From Sherborne proceed along the A30 and turn right towards the village. Proceed down this lane and turn left in Compton Lane opposite the village hall. Continue along this lane for approximately 250 yards and The Round Lodge will be found on the left hand side.

Additional Information

Services: Mains water, electricity and drainage. Oil fired central heating. Please note that the working condition of any of the services or kitchen appliances has not been checked by the agents but at the time of taking particulars we were informed that they were all in working order.

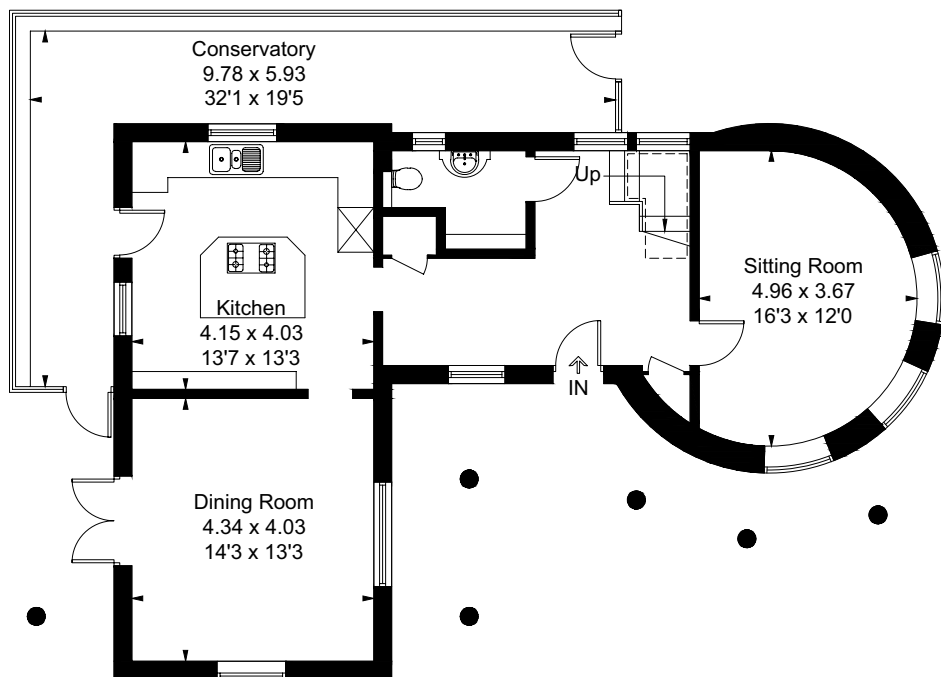
Local Authority: Dorset Council, South Walks House, South Walks Road, Dorchester, Dorset, DT1 1UZ. Tel 01305 251010.

Viewing: Strictly by appointment with Savills.



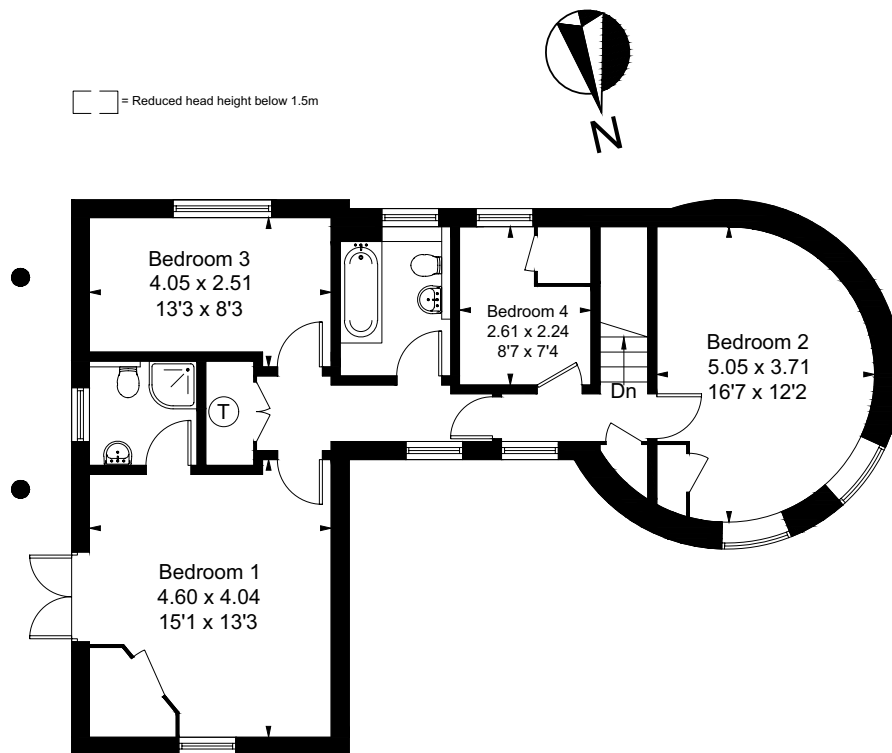
FLOORPLANS

Approximate Area = 174.3 sq m / 1876 sq ft
Including Limited Use Area (7.9 sq m / 84 sq ft)



Ground Floor

Area = 102.4 sq m / 1102 sq ft
(Limited Use Area = 7.1 sq m / 76 sq ft)



First Floor

Area = 71.9 sq m / 774 sq ft
(Limited Use Area = 0.8 sq m / 8 sq ft)

Savills Wimborne

Wessex House, Wimborne,
Dorset BH21 1PB.

ashley.rawlings@savills.com

01202 856800

savills.co.uk

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