



Oaklands House Estate, East Chelborough, Dorset





A beautifully refurbished country house with **views over the surrounding countryside** set in about 46 acres including pasture and woodland.

Summary of accommodation

Porch | Reception hall | Drawing room | Dining room | Family room | Sitting room/studio | Library | Study | Kitchen/breakfast room and walk-in larder
Utility room | Boot room | Two cloakrooms | Attached indoor heated swimming pool

Principal bedroom suite incorporating two dressing rooms, walk-in wardrobe, en suite bath and shower room | Rod and gun room | Attached pool room with shower and WC | Attached double garage | Five further double bedrooms with en suite shower rooms

Attic living room incorporating kitchen/dining area | Attic double bedroom with en suite shower room

Parking | Further garaging for seven cars | Garden store | Gardener's WC | Four bay open-fronted barn | Greenhouse | Log store | Formal garden
Four orchards | Pasture (approximately 29 acres) | Woodland (approximately 15 acres)

In all about 46 acres (18.62 hectares)

Distances

East Chelborough 0.8 mile, Halstock 1 mile, Evershot 3.5 miles, Yeovil Junction Station 6 miles (Waterloo 2.25 hours)
Yeovil town centre 6.5 miles, Sherborne 10.5 miles, Dorchester 18 miles, Exeter Airport 49 miles, Bournemouth Airport 51 miles
(All distances and times are approximate)



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Location

The Oaklands House Estate is situated in hilly countryside on the edge of the beautiful Melbury Park estate surrounding Grade I listed Melbury House. It is located roughly midway between the small villages of East Chelborough and Halstock. Both have parish churches and Halstock, although small, also has a shop and village hall.

The larger village of Evershot is also close by with a popular pub (The Acorn Inn TripAdvisor rated 4.5), post office/shop, bakery and the 5-star Summer Lodge Country House Hotel (see www.evershot.org). whilst the town centre of Yeovil is only 15 minutes away and capable of meeting most day to day needs.

There are good local travel links too with rail services from Yeovil Junction Station to Waterloo (2.25 hours) and Bournemouth, Exeter and Bristol Airports are all just over an hour's drive away offering flights to both national and international destinations.

The local area also offers a wide choice of schools from both the state and independent sectors. Good independent schools within a reasonable driving distance include Perrott Hill, Leweston, the Sherborne schools and Hazelgrove.

Oaklands House

Set back about 350 yards from the passing country lane, with just its roof visible above the hedge line, Oaklands House has a truly enviable and very private setting surrounded by beautiful, unspoilt countryside. It sits on a hillside with much of its land dropping away down to a pretty stream in the valley below, with a large block of woodland beyond that is carpeted with bluebells in early May.

The house was built in a classic style in about 1970 with its two wings added later forming one side of a courtyard, with the indoor swimming pool and multiple garages on two further sides and a tall stone wall on the fourth. It was bought by the present owner eleven years ago and has subsequently been completely refurbished to a very high standard.





The interior has well proportioned rooms with tall ceilings and every reception room is able to look out at the surrounding view through wide, double glazed windows. Overall, there is a wonderful feeling of light and space complemented by light oak flooring, Bath stone fireplaces fitted with wood burning stoves, window seats and plenty of fine joinery. The centre of the house is dominated by the magnificent reception hall with a sweeping oak staircase and three-sided galleried landing above.

There are a total of seven reception rooms on the ground floor plus a gorgeous kitchen/breakfast room and sumptuous principal bedroom suite incorporating two dressing rooms and a large en suite bath and shower room. The kitchen is fitted with handmade, painted timber units, marble work surfaces, a Rangemaster electric range cooker and a walk-in larder.

On the first floor there are five further generous double bedrooms upstairs, all with fantastic views and en suite bath/shower rooms. In the roof space there is a self-contained flat with an en suite double bedroom and kitchen/ living room that would be ideal for an older teenager, nanny or live-in house staff.



Approximate Gross Internal Floor Area

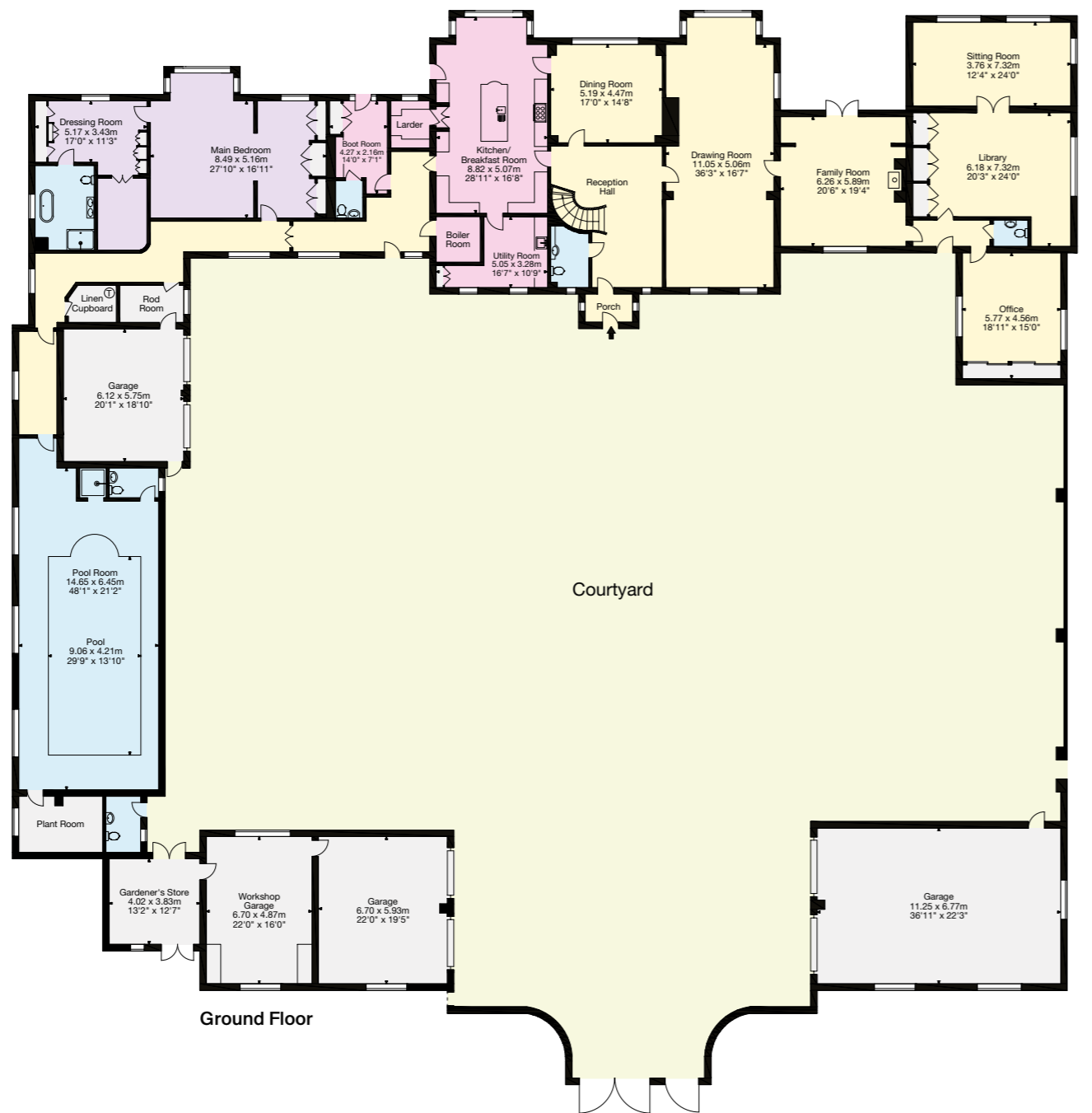
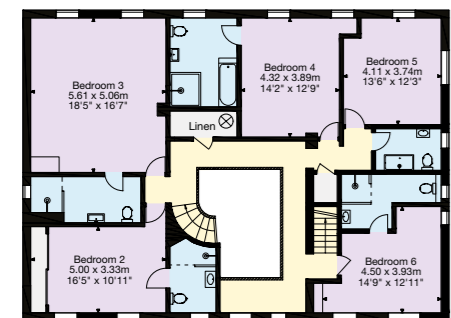
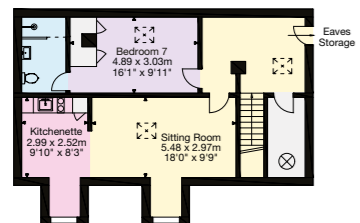
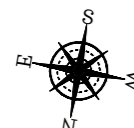
Main House = 852 sq m / 9,170 sq ft

Garages and Store = 207 sq m / 2,228 sq ft

Total Area = 1,059 sq m / 11,398 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 text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Outbuildings and Garden

The courtyard at the front of the house has a large turning circle at its centre with the indoor swimming pool, garaging for up to nine cars on two further sides and a tall stone wall on the fourth. In addition, it also encloses a large garden store with adjacent gardener's WC plus ample parking space. The formal part of the garden faces south east and extends out at the back of the house for about two acres from a deep, paved terrace.

The garden is divided into four areas separated and enclosed by mature yew hedging with the scenery beyond forming a wonderful backdrop. The dark green yew hedging also serves as the perfect background to best show off the garden's richly planted borders containing a wonderful variety of flowering shrubs, roses and herbaceous perennials.

Below the formal garden is a gently sloping area planted with a spinney of young trees and containing two ponds. Beyond the outer edge of the formal garden are four mixed orchards and a four-bay, open fronted barn.

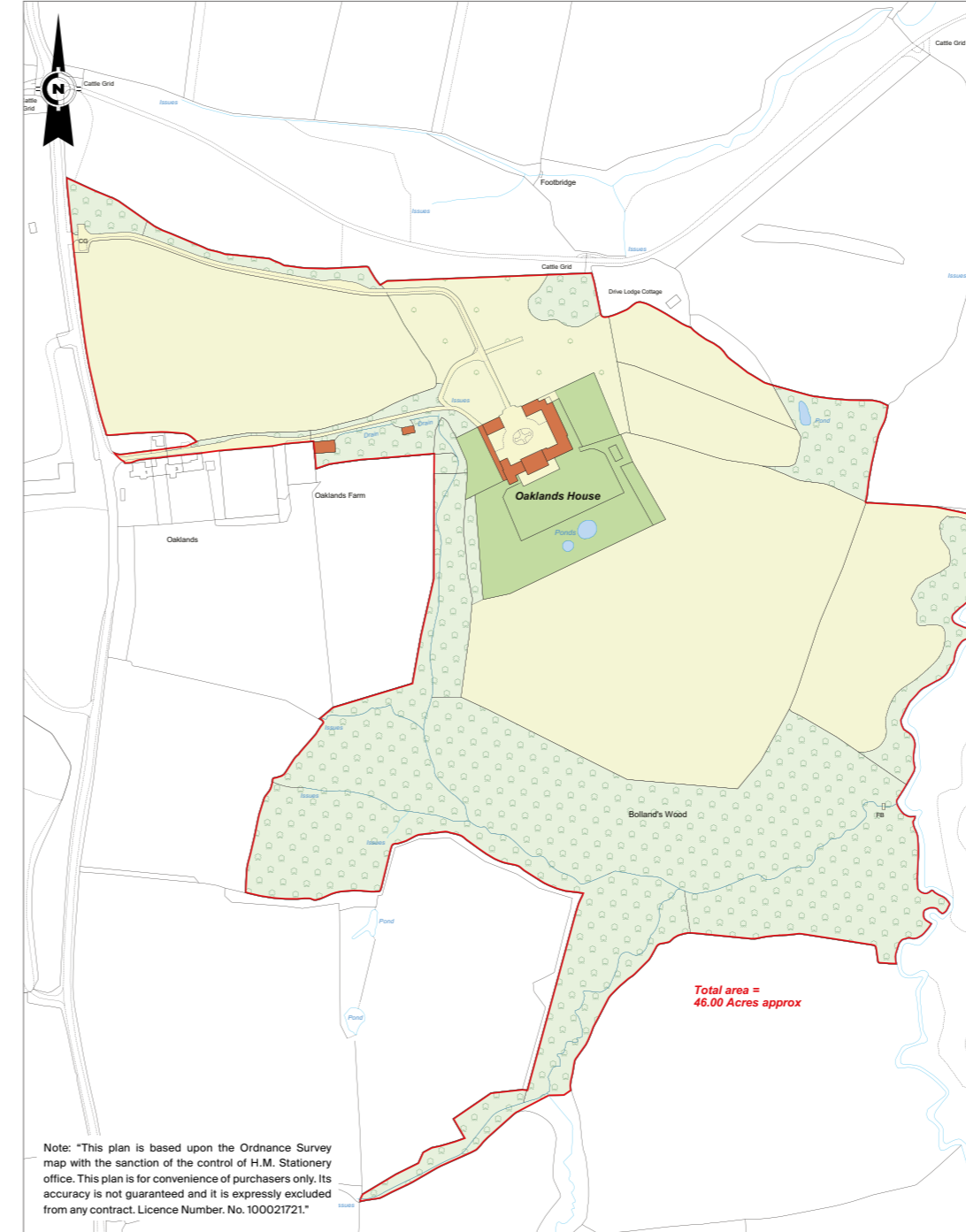


Grounds, Pasture and Woodland

The house has a lovely welcoming approach up a 350-yard long drive, passing a woodland strip on one side and pasture on the other, before sweeping round through parkland and into the front courtyard. From the house mature pasture extends out from the garden on two sides with woodland on the third.

The land slopes down into a valley with a pretty stream flowing along its base forming much of the property's eastern boundary. The pasture and parkland cover about 29 acres, which is divided into seven enclosures bounded by stock-proof fencing and currently home to two flocks of pedigree sheep.

Beyond the pasture below the house and continuing the strip of woodland on the western side of the house is an area of beautiful native woodland totalling about 15 acres called Bolland's Wood. This unsurprisingly contains a rich variety of native broadleaf trees, which is home to an amazing mix of wildlife and woodland plants.



Services

Mains water and electricity. Private drainage. Oil-fired zoned central heating utilising three boilers. Full fibre ultrafast broadband.

Directions (Postcode DT2 0QA)

[what3words///zoomed.banks.shuffles](https://www.what3words.com/zoomed/banks.shuffles)

From the Quicksilver Roundabout on the southern edge of Yeovil where the A30 meets the A37, head south on Dorchester Road/A37. Drive for three and a quarter miles and then turn right, signed to Closworth. Continue for two and a half miles and the driveway yellow stone entrance, which is clearly marked, will be found on the left.

Property information

Tenure: Freehold

Local Authority: Dorset Council (www.dorsetcouncil.gov.uk)

Council Tax: Band H

EPC Rating: E



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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