

Antioch

Stalbridge, Dorset







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On the market for only the second time in 50 years, a charming Grade II listed family home with separate cottage and selection of outbuildings positioned centrally within established gardens and grounds of around 9 acres.

Sherborne 7.6 miles, Gillingham 10 miles (London Waterloo from 2 hours), Shaftesbury 10 miles,
Castle Cary Station 15.4 miles (London Paddington from 90 minutes)
(All distances and times are approximate)

Kitchen / breakfast room | Dining room | Sitting room | Snug | Drawing room | Study | Boot room | Utility room

Principal bedroom with en suite bathroom | Guest bedroom with en suite bathroom

Three further bedrooms | Family bathroom

The Cottage: Open plan kitchen / dining / sitting room | Two bedrooms | Shower room

Outbuilding with barn, four stables, tack room and workshop on the ground floor

Games room and studio on the first floor

Garage for two vehicles | Garden / machinery store | Swimming pool and pool house | Tennis court

Vegetable garden | Formal landscaped gardens and lawns | Orchard - Solar PV panels | Paddocks

In all about 9.21 acres

Sherborne
15 Cheap Street
Sherborne, Dorset DT9 3PU
Tel: +44 1935 810062
luke.pender-cudlip@knightfrank.com

 **Knight
Frank**
knightfrank.co.uk

Country Department
55 Baker Street
London, W1U 8AN
Tel: +44 20 7861 1717
hamish.humfrey@knightfrank.com

Situation

The approach to Antioch is superb, positioned at the end of a private road that leads to a tree lined drive giving access to the large gravelled parking and turning area within a courtyard flanked by the house and outbuildings.

Antioch is situated in a peaceful yet convenient location, with the rare combination of an idyllic rural setting and accessibility to local amenities and transport links. Stalbridge is just over a mile away from the house and provides good local amenities including an independent supermarket. Sherborne is just over 7 miles away and offers a wide range of shopping facilities including a Waitrose supermarket and there are many well established independent shops.

There are a number of highly regarded independent schools in the area, including Sherborne Prep, Sherborne Boys and Girls schools, Sherborne International College, Leweston, Port Regis, Sandroyd, Hazlegrove, Milton Abbey and Bryanston among many other is Dorset, Somerset and West Wiltshire.

There are extensive opportunities for walking and riding in the wonderful West Dorset countryside as well as along the Jurassic Coast – a World Heritage Site and Area of Outstanding Natural Beauty.

Transport links in the area are excellent, with the A303 about 10 miles to the north giving access to London and the South West. The mainline station at Gillingham offers a direct line into London Waterloo taking from 2 hours, and the line in London Paddington can be taken from Castle Cary taking from 90 minutes.

Antioch

Antioch is a Grade II listed house, which according to the listing dates from the early 17th century in its oldest parts. First impressions are superb, with a tree lined drive that sweeps through the grounds and into a courtyard flanked by the house and attractive stone outbuildings. Immediately noticeable on arrival are the mature trees and established gardens surrounding the house, giving it a great sense of privacy and seclusion.





There are an abundance of original and unique features throughout this magnificent family home, as well as plenty of space for entertaining. The work that has been undertaken by the current owners cleverly combines the character and history of the house with modern practicalities for family life, bringing it firmly yet sympathetically into the 21st century.

Throughout the house are doors connecting the inside and outside, making it ideal for summer entertaining and ensuring an abundance of natural light. On entrance to the kitchen, the attention to detail and quality of the refurbishment is immediately noticeable and sets the tone for the rest of the house. The newly installed flagstone floors are a nod to the eminent history of the house and there is an AGA and large larder. At one end of the kitchen are French doors leading to a terrace overlooking the parkland-like gardens and grounds.

Beyond the kitchen is a stunning and distinctive dining room with large open fireplace. The snug features a porthole window and also has access to the garden. The drawing room is a beautifully presented L-shaped room, ideal for entertaining and with a triple aspect ensuring plenty of light and views over the gardens.

To the rear of the house are the practical elements, including a utility, cloak room and well-designed boot room with independent access from outside. Also to the rear of the house is a study, neatly tucked away from the rest of the house and ideal for those who need to work from home.

On the first floor are five well-appointed bedrooms. The principal bedroom is of particular note with a beautifully finished en suite bathroom. One further bedroom has an en suite bathroom and there is a separate family bathroom, all finished to the same exacting standard.





The Cottage

Within the large outbuilding connected to the house is the cottage, converted to a high specification and offering ideal holiday letting accommodation with potential for income generation. The cottage consists of an open plan kitchen / dining / sitting room with access to a small front garden. Upstairs are two bedrooms and a bathroom, all immaculately presented. The cottage has access on both sides, and there is a spur leading off the main drive to its own parking area, ensuring maximum privacy from the main house.

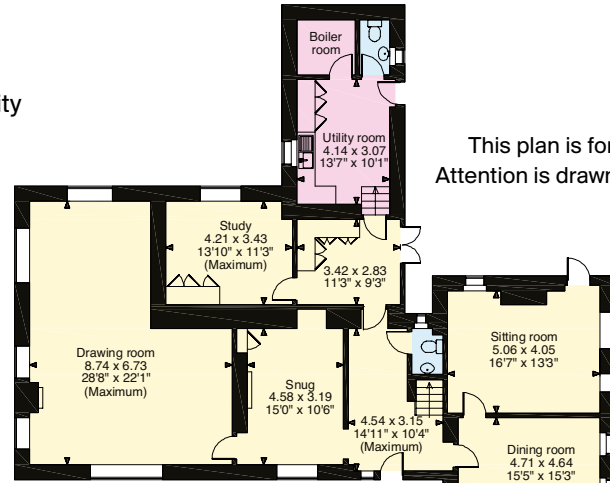


Cottage

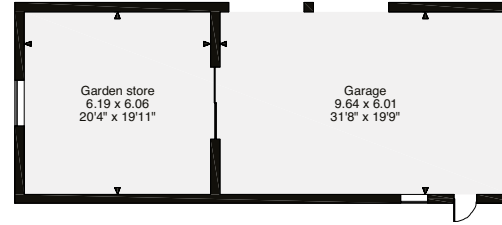
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Floor Area
Main House = 348sq.m (3,746sq.ft)
Garage & Garden Store = 98sq.m (1,052sq.ft)
Stables & Barn = 160sq.m (1,726sq.ft)
Cottage = 70sq.m (757sq.ft)
Summer House = 20sq.m (214sq.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.



Ground Floor

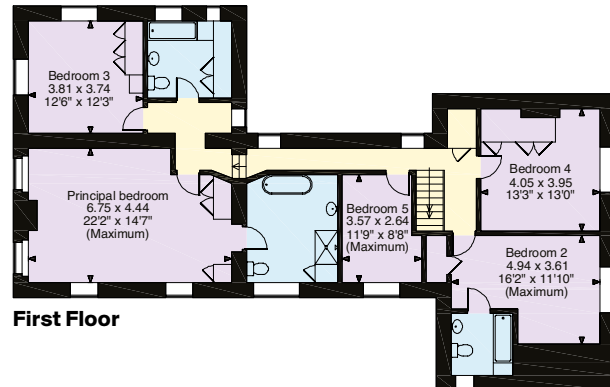


Cottage Ground Floor

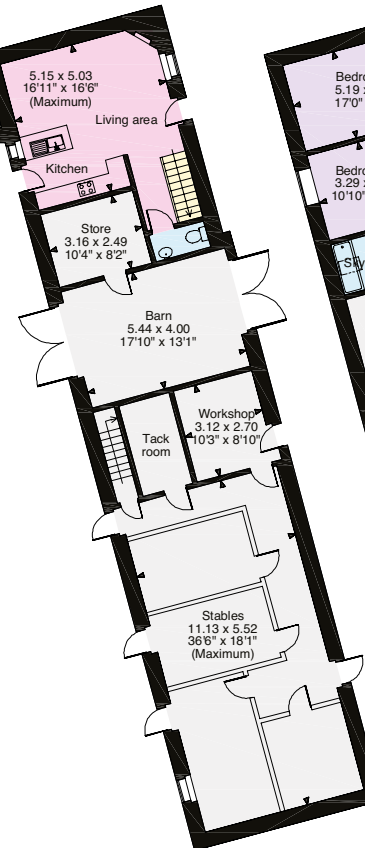
Summer house
 5.77 x 2.78
 18'11" x 9'1"



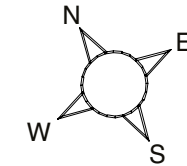
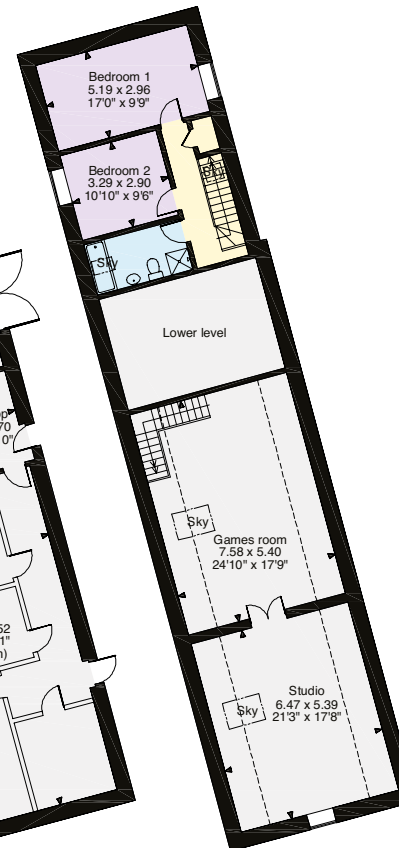
Cottage First Floor



First Floor



Barn First Floor



Gardens, grounds and outbuildings

Further outbuildings include a storage barn with double height ceiling, next to which is the original stable building with four boxes and a tack room / garden room. The first floor has been converted into a games room / play room and a studio / home office. Opposite the stables is a garage for two vehicles and a lockable tractor / machinery shed.

The established gardens feature an abundance of mature trees and borders bisected by attractive stone walls and with sheltered terraces for outdoor entertaining. There is a large area of sweeping lawn to the front of the house.

Sitting to the north of the house is the kidney shaped outdoor swimming pool with striking paved surround and a large pool house behind which is the pretty and productive vegetable garden, built during the current owner's tenure. Immediately behind the house is a rose garden, ideal for relaxing and enjoying a drink.







Continuing north from the vegetable garden and neatly hidden behind mature hedges, are a bank of solar PV panels providing additional electricity supply to the property. Behind the solar panels and sitting in an elevated yet discreet position is the tennis court.

Antioch is well protected and sits centrally within its land, surrounded by paddocks and woodland. There are three paddocks in total, with a field shelter serving two of them and water supply to all of them. Within the copse 1,000 Bluebells have been recently planted. The land extends to around 9.2 acres in total.

Services

Mains electricity with solar backup
Mains water. Private drainage
Oil fired central heating

Rights of Way

There is a public footpath crossing part of the drive. The neighbouring property, Antioch House, has a right of way over part of the drive to access their property.

Antioch and Antioch House have a right of way over the private road that gives access from the highway.



Connecting people & property, perfectly.

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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