

Paddock Lodge The Grange, Somerton, Somerset

TAIL





The wing of an attractive Grade II listed 19th century house with a large walled garden and paddock (available by separate negotiation).



Situation

Paddock Lodge is set in unspoilt countryside about a mile from the charming, small market town of Somerton. The town has a range of excellent local shops and facilities including a medical centre, dental and veterinary surgeries, public houses, delicatessen, supermarkets and restaurants including the newly opened 28 Market Place, whose head chef was a finalist on "The Great British Menu" TV series. There is a wide choice of local schools from both the state and independent sectors including King Ina Church of England Academy in Somerton, for infant and primary education, Huish Episcopi Academy in Langport and Stanchester Academy in Stoke-sub-Hamdon providing secondary education, along with an excellent range of private schools in the area including the Sherborne schools, Hazlegrove and Millfield. For transport links the A303 (3.4 miles) and the M5 (J23) at Bridgwater (16.2 miles) are within easy reach. Rail services from Castle Cary station (10.4 miles) to Paddington (from 85 minutes) and Yeovil Junction (11.2 miles) to Waterloo (2.25 hours). Bristol & Exeter Airports are both within about 1 hour's drive.

Somerton 1.2 miles, A303 (Podimore Roundabout) 3.4 miles, Yeovil town centre 8.8 miles, Castle Cary station 10.4 miles (Paddington from 85 minutes), Yeovil Junction station 11.2 miles (Waterloo 2 hours 25 minutes), M5 (J23)/Bridgwater 16.2 miles, Taunton 20.1 miles, Bristol Airport 29.6 miles. (Distances and times approximate)





Paddock Lodge

The Grange was built as a large country house in the mid-19th century of dressed local Blue Lias stone with a clay pantiled roof and is Grade II listed. Latterly the property was owned by Millfield School and was used as a residential boarding house for pupils, until it was sold and subsequently re-developed into a number of smaller residences about 20 years ago. Paddock Lodge was created from one wing of the house and gives a delightful blend of rooms that include both larger formal rooms and some smaller ones. They all face south or east and look out over its own large walled garden towards a backdrop of unspoilt countryside including mature woodland.

The principal rooms have good ceiling heights and are well proportioned. On the ground floor are two adjacent reception rooms with parquet style flooring linked via a broad arch and one has an attractive Adam style fireplace fitted with a Jetmaster grate. To the rear of the property are the reception hall, study, cloakroom and the large, fully fitted kitchen incorporating a Rangemaster 110 range cooker, together with a separate dining area, walk-in utility/boiler room and larder cupboard. Beneath the ground floor is a suite of cellars that could be developed further subject to obtaining the necessary consents.

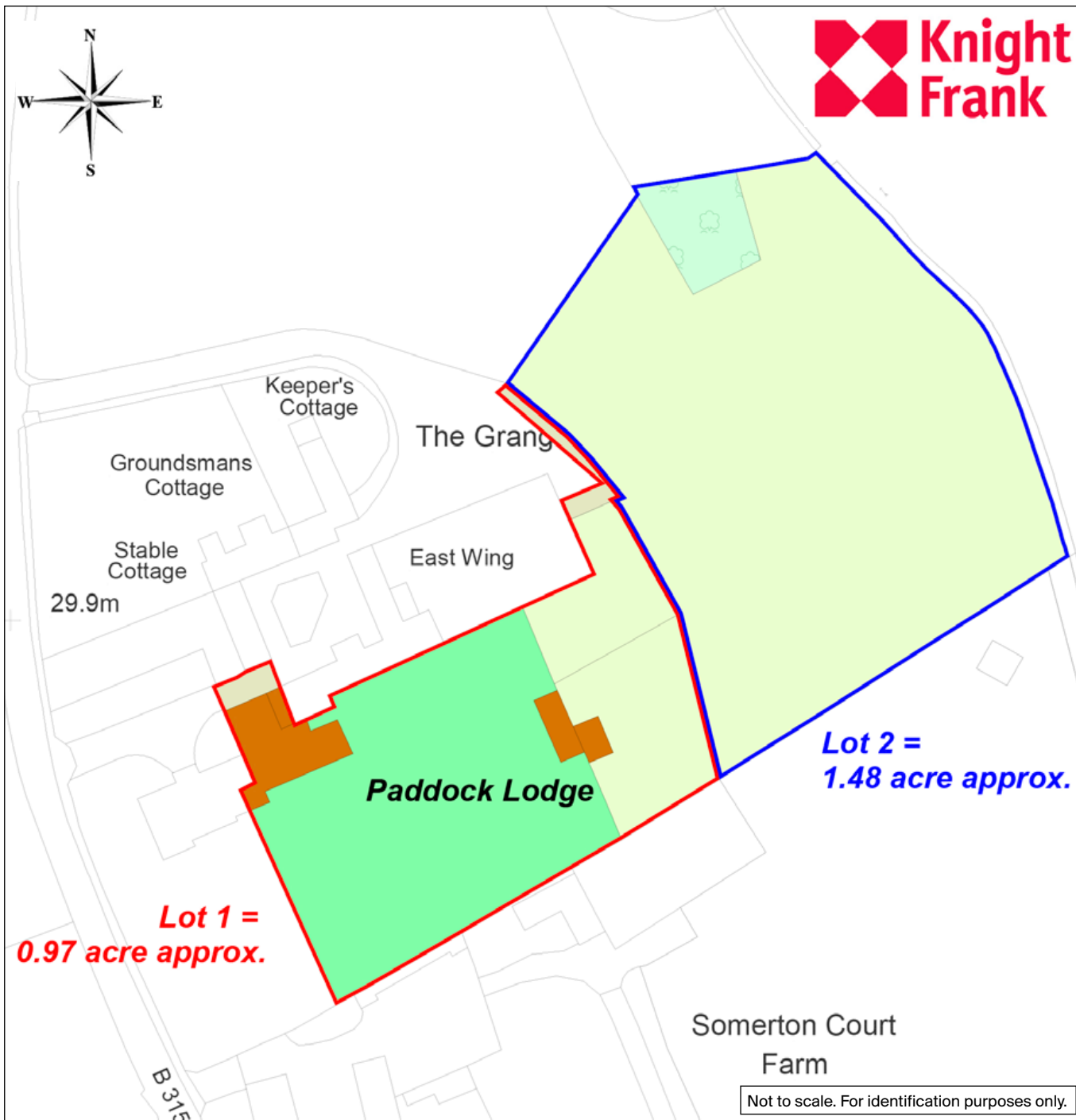
The first floor comprises the principal bedroom which has a range of built-in wardrobes and an en suite shower room, three further bedrooms and the family bathroom. The property benefits from attic space which could be converted, with planning permission, into a single bedroom.



Walled Garden & Grounds

The property is approached up a shared, sweeping drive that curves around behind the house and through a pair of ornamental wrought iron gates onto a large, gravelled parking area within the property's walled garden. This stretches out from the south and east-facing sides of the house extending to just under an acre and is completely private with tall walls of dressed Blue Lias stone. The parking area has space for several cars with a flight of broad stone steps descending to a gravelled/paved terrace extending along the front of the house to the front door. The garden is comprised of two lawns separated by a gravelled path and is fringed on two sides by herbaceous borders. Immediately to one side of the entrance, inside the walled garden, is the garage block, which incorporating an integral workshop and rear loggia/barbeque area with water, light and power and a gardener's WC.





Tenure

Freehold

Services

Mains water, electricity & drainage. Oil-fired central heating.

Local Authority & Council Tax Band

South Somerset District Council
(www.southsomerset.gov.uk)

Band: G.

Agent's Note

Lot 2 (a 1.48 acre paddock as per the land plan) is available by separate negotiation.

Directions (Postcode TA11 7HP)

Approaching Somerton from the A303 leave at the Podimore Roundabout taking the A372 signed to Somerton. After 1.2 miles turn right onto the B3151. Continue for just over 2 miles and the entrance to the driveway to the property will be found on the right at the end of a long, dressed stone wall, signed The Grange. The drive sweeps round behind the main part of the house and the entrance to the walled garden will be found at the end.

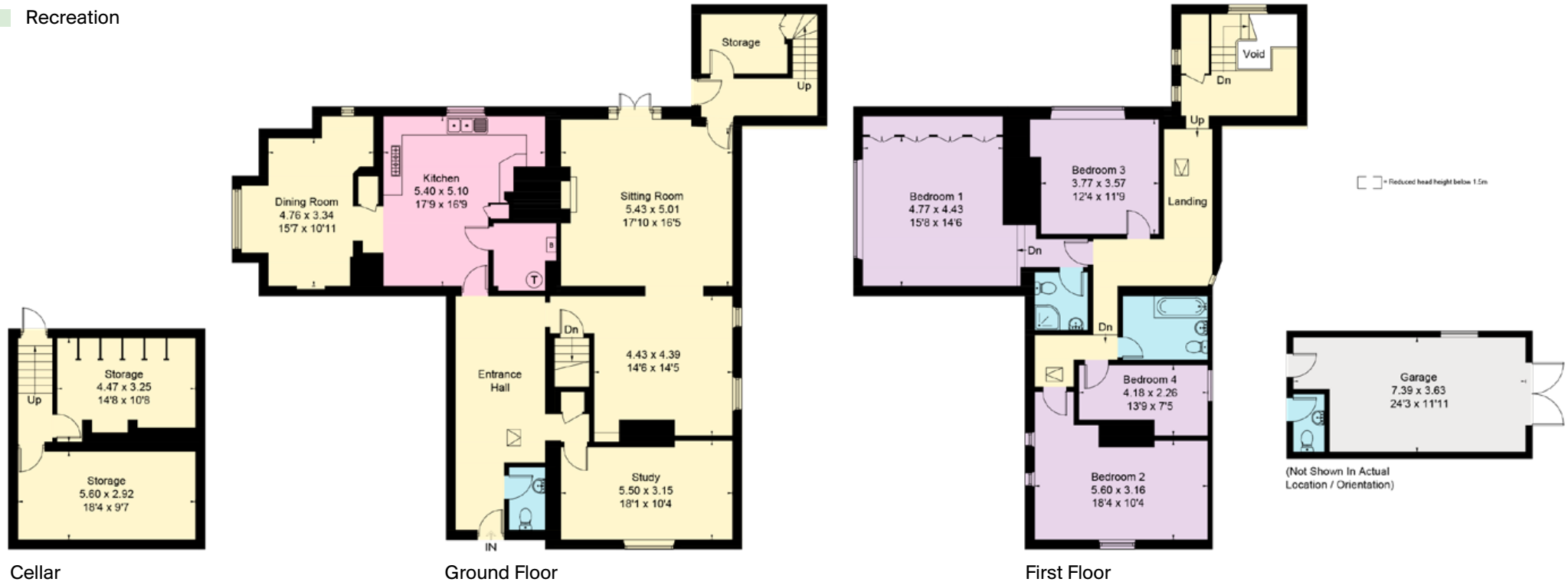
Not to scale. For identification purposes only.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

Approximate Gross Internal Floor Area
Main House: 277.1 sq m / 2,983 sq ft
Cellar: 36.2 sq m / 390 sq ft
Garage / WC: 27 sq m / 291 sq ft
Total: 340.3 sq m / 3,664 sq ft (Excluding Void)
Including Limited Use Area (1.8 sq m / 19 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.



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I would be delighted to tell you more.

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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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