

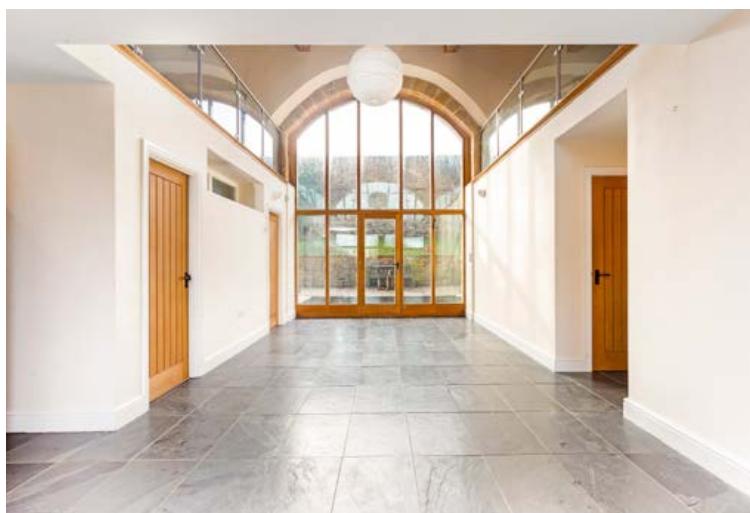
Griffin Lodge Over Compton, Dorset DT9

**Knight
Frank**





Nether Compton 0.5 mile, Sherborne 3 miles (Waterloo 2.25 hours), Yeovil town centre 3.1 miles, A303 9.4 miles, Castle Cary train station 15.8 miles (Paddington 90 minutes), Dorchester 20.3 miles, Taunton/M5 (J25) 29 miles. (Distances and times approximate)



A converted tythe barn set in the heart of an 18th century estate.



Situation & Amenities

Griffin Lodge is situated between the small villages of Nether Compton and Over Compton. They have between them a village green, two churches, village hall, pub, thriving cricket club and Trencherman's food club and delicatessen (100 yards). Sherborne (3 miles) is close by with a range of shops, local businesses and facilities including both Waitrose & Sainsburys supermarkets. Other nearby towns include Yeovil (3.1 miles) and Dorchester (20.3 miles). The area is renowned for the quality of its schooling both in the private and state sectors. Sherborne also has a rail service to Waterloo (2.25 hours) and there is a service from Castle Cary (15.8 miles) to Paddington (90 minutes). Bournemouth, Bristol and Exeter Airports are all easily accessible offering connections within the UK and to international destinations.



Griffin Lodge

Griffin Lodge forms one half of a converted tythe barn situated within the 18th century parkland of Grade II listed Compton House. It has an elevated and private position backing onto the former high-walled kitchen garden and looks out over the rooftops of the main house to countryside beyond. Internally the ground floor houses the central dining hall, study, bedrooms and bathrooms. The roof space accommodates the sitting and kitchen/breakfast areas arranged around three sides of an open space looking down onto the dining hall below.

Outside the property there is a private parking area (with additional guest parking) and a lit gravelled path leading up to the garden, which incorporates a rear gravelled terrace, front paved/decking area, lawn and substantial stone outbuilding.

Tenure

Freehold

Services

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

Local Authority & Council Tax Band

Dorset Council
www.dorsetforyou.gov.uk

Band: F

Directions (Postcode DT9 4DJ)

From the Babylon Hill Roundabout on the eastern edge of Yeovil, head east on the A30 for about 1.4 miles. Immediately after the Fortune Palace Chinese restaurant/County Car dealership turn left, passing through the stone gate piers and then proceed down the former private drive of Compton House. After about 100 yards bear right and continue down the drive for about 0.25 mile. Turn left just after the circular stone dovecote and then after 40 yards park on the gravelled parking area on the right. Proceed on foot up the gravelled path to the house.

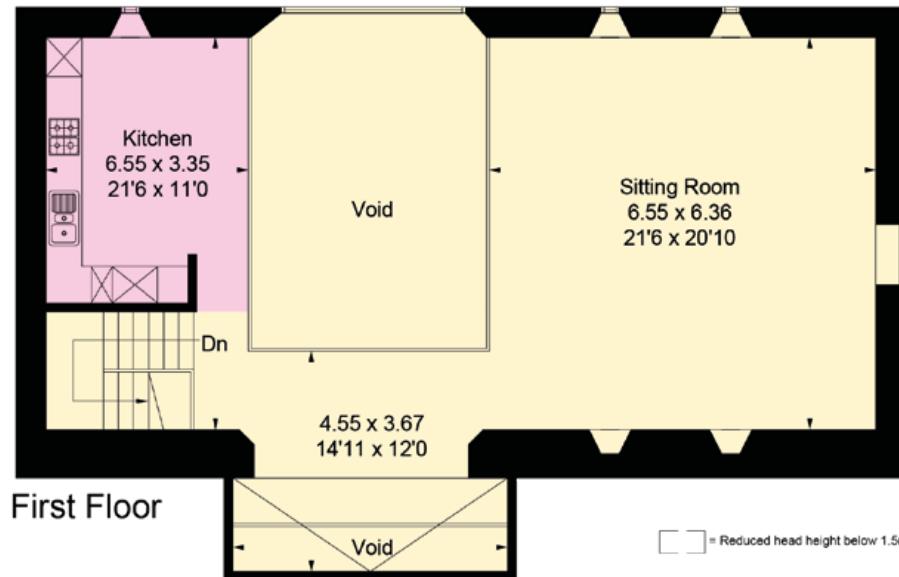
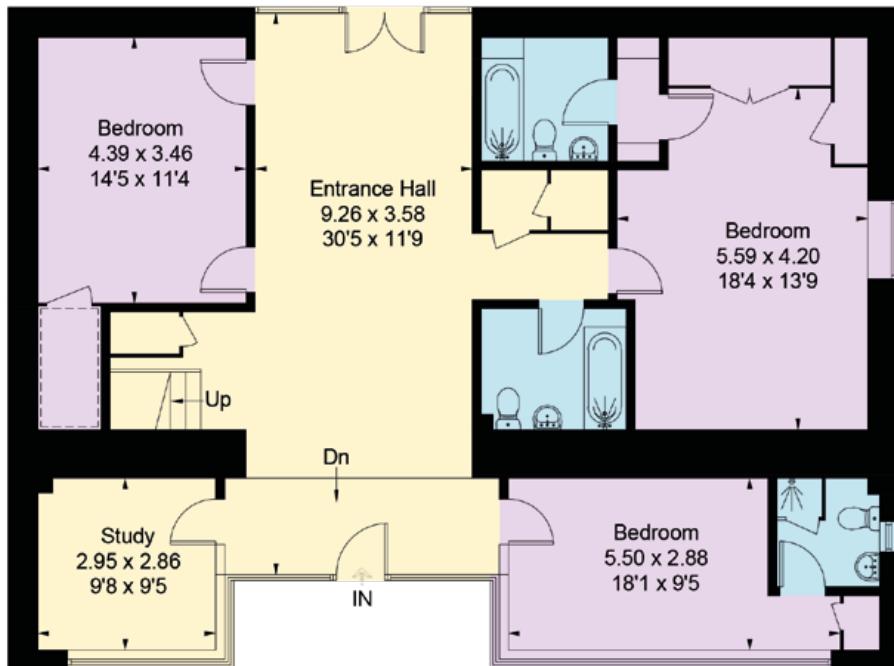
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

Approximate Gross Internal Floor Area

211.6 sq m / 2277 sq ft (Excluding Void)

Including Limited Use Area (2.6 sq m / 28 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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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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