

# ASHTON HOUSE

CHAFFCOMBE • SOMERSET







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Chard 2 miles • Crewkerne 7 miles (London Waterloo from 2¼ hours) • Axminster 9 miles  
Taunton 15 miles (London Paddington from 1¾ hours) • Castle Cary 27 miles (London Paddington from 90 minutes)  
Exeter Airport 29 miles • Bristol Airport 47.5 miles  
(Distances and times are approximate)

*A magnificent Edwardian country house set in an elevated position, with fine views over unspoilt undulating countryside. The house sits centrally in its land and is surrounded by stunning gardens and grounds with a garage courtyard, all weather tennis court and heated swimming pool.*

Entrance hall • Reception hall • Drawing room • Sitting room • Dining room • Playroom / music room  
Kitchen / breakfast room • Larder • Pantry • Utility room • Cloakroom with WC • Rear hall • WC • Boiler room

Master bedroom with dressing room and en-suite bathroom • Guest bedroom with en-suite bathroom  
3 further bedrooms • Bathroom • Shower room • Family room • Home office

2 bedrooms • Bathroom • Playroom • WC • Extensive loft stores

Double garage • Double car port • Garden stores • Wood store • Machinery store • Further stores • Games room

Brick walled swimming pool enclosure • Pool house with 2 changing rooms  
All-weather tennis court with octagonal summer house

Mature gardens and grounds • Vegetable garden • Woodland • Meadowland

**In all about 8.79 acres (3.55 hectares)**

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These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



## Situation and Amenities

Ashton House has an enviable position, located up a long private tree-lined drive and is surrounded by rolling Somerset countryside. The property offers privacy and seclusion yet is not isolated as it lies under 1 mile to the north of the pretty village of Chaffcombe.

The market town of Chard is about 2 miles away and offers a complete range of facilities for all day-to-day needs. A further selection of amenities can be found at Ilminster and Crewkerne, being about 4 miles and 7 miles away respectively. The county town of Taunton is only 15 miles away and has an extensive range of shopping, schooling, cultural and sporting facilities. Further recreational opportunities, particularly water sports and sailing, can be found at Lyme Regis, about

16 miles away. There is an excellent golf course at Windwhistle which is about 2 miles away, as well as at Taunton, Lyme Regis and Honiton.

The area is highly regarded for its sporting opportunities. Polo is at Orchard Portman near Taunton. There are several high quality shoots in the area. Fishing is abundant in the vicinity with salmon and sea trout available along the south coast and major local rivers. Hunting is with the Cotley, Seavington and Taunton Vale. National Hunt racing can be found at Taunton and Wincanton. Somerset play first class cricket at Taunton and Exeter Chiefs are the major local rugby side, currently competing in the Premiership.

Communications for Ashton House are very good with

access to the national motorway network via the M5 (junction 25) and the A303 which is 5 miles away and provides a direct and improving link to London via the M3 motorway. There are also excellent train links with 2 separate lines to London from the 3 nearby stations at Crewkerne, Taunton and Castle Cary. Ashton House is well situated for both Exeter and Bristol Airports which are 29 miles and 47.5 miles away respectively.

Schooling is excellent in the Somerset area with a wide choice of well-regarded schools which can be reached as a day pupil, including Perrott Hill, the Taunton Schools, and Hazelgrove. Also in the area are the Sherborne Schools, Millfield, Blundells and King's Bruton.



### Historical Note

Ashton House was built in 1914 by Colonel Noblett to his own design and with the architectural assistance of Colin Kingsley Jupp who acted for a time with Detmar Blow, the prominent arts and crafts movement architect. Colonel Noblett retired from the Royal Irish Rifles to live in Somerset where he joined a Mr Holiday Hartley as a partner in a stud farm. Ashton House is included in the periodical lists of Somerset Country Seats and as described in 'Somersetshire Country Houses and Villages' (1931), "it faces the inimitable expanse of open country, diversified by Somerset's eternal hills, flourishing woods and smiling pastures".

### Ashton House

The house is not listed and occupies an imposing elevated position, comprising a handsome Edwardian country house built of brickwork elevations with decorative Tudor style rendering and timberwork set under a tiled roof. The slightly irregular fenestration on the south facing facade lends a particular charm to the house externally and contrasts with the impressive front façade with its central bay. The main rooms are all of elegant proportions with fine southerly views.

Overall, Ashton House is a superb family home extending to about 7,500 sq ft (699 sq m) with flexibility in the layout of the accommodation and is easily manageable.

The spacious reception hall forms the heart of the house with a bench seat providing a fine position to enjoy the far reaching views. The layout of the house is excellent with the drawing room, dining room and sitting room all located off this central hall and well suited to formal entertaining. The kitchen / breakfast room is ideally positioned near the playroom, dining room, larder, pantry and utility areas. The rooms all flow very well and are well suited to modern family living.











Upstairs, the well-appointed master bedroom suite faces south with a large bay window and occupies the western end of the first floor. The en-suite bathroom has fitted wardrobes and adjoining the bedroom is a dressing room or secondary bedroom.

The guest bedroom has similar proportions and views to the master bedroom and has an en-suite bathroom. There are three further bedrooms on the first floor sharing a bathroom and shower room. There is also a family room providing further flexibility in the layout and arrangement of the accommodation. Accessed independently from the rear hall is a first floor home office with superb views. A secondary staircase links the ground, first and second floors.

There are two further bedrooms on the second floor with a bathroom and separate WC. An additional room is currently utilised as a TV room / playroom. There is a substantial loft space which has historically been used as a play area and storeroom.

Please see the floor plans for the layout of the accommodation.

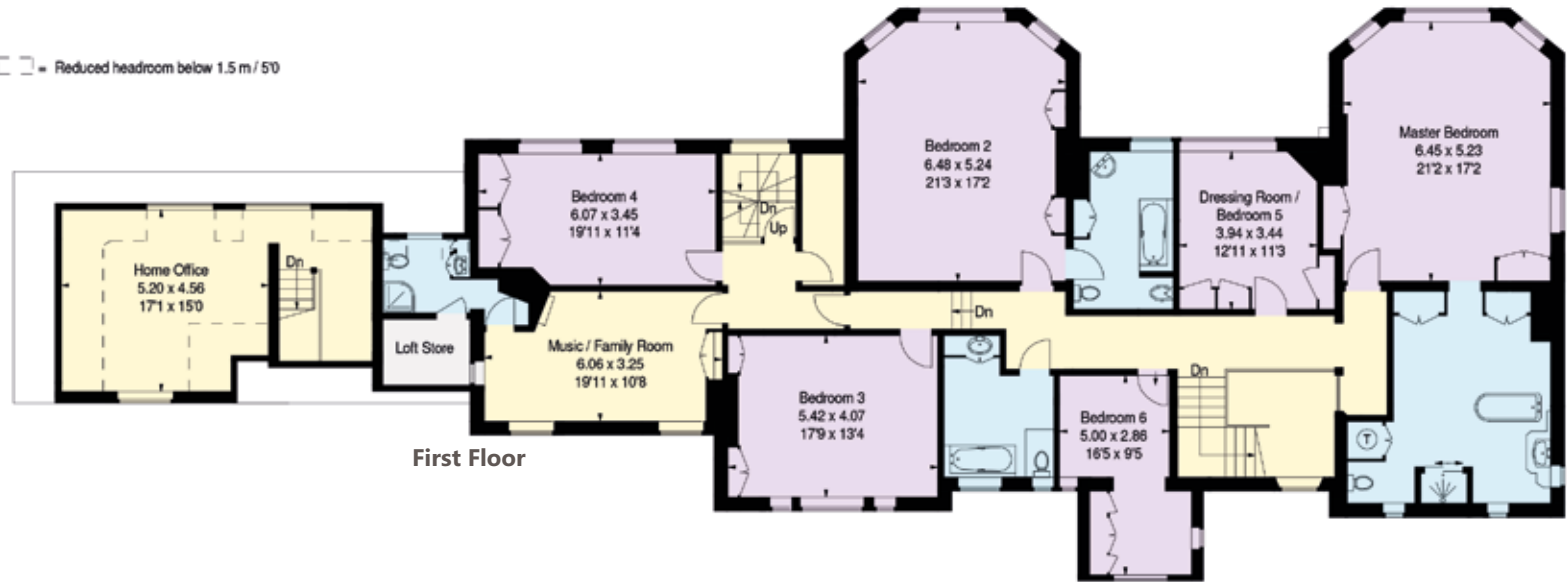


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

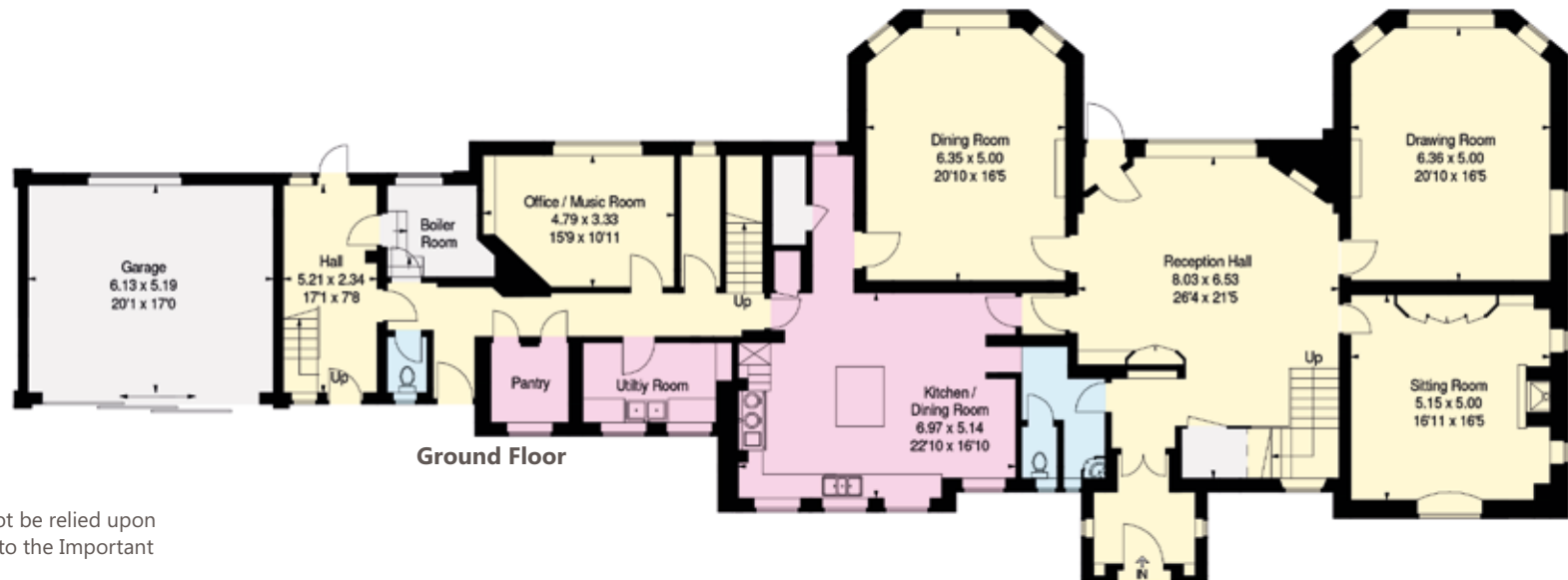
**Approximate Gross Internal Floor Area**

House: 700 sq m / 7,535 sq ft  
 Outbuilding: 200 sq m / 2,153 sq ft (including car port)  
 Garage: 65 sq m / 700 sq ft  
**Total = 965 sq m / 10,387 sq ft**

= Reduced headroom below 1.5 m / 5'0"



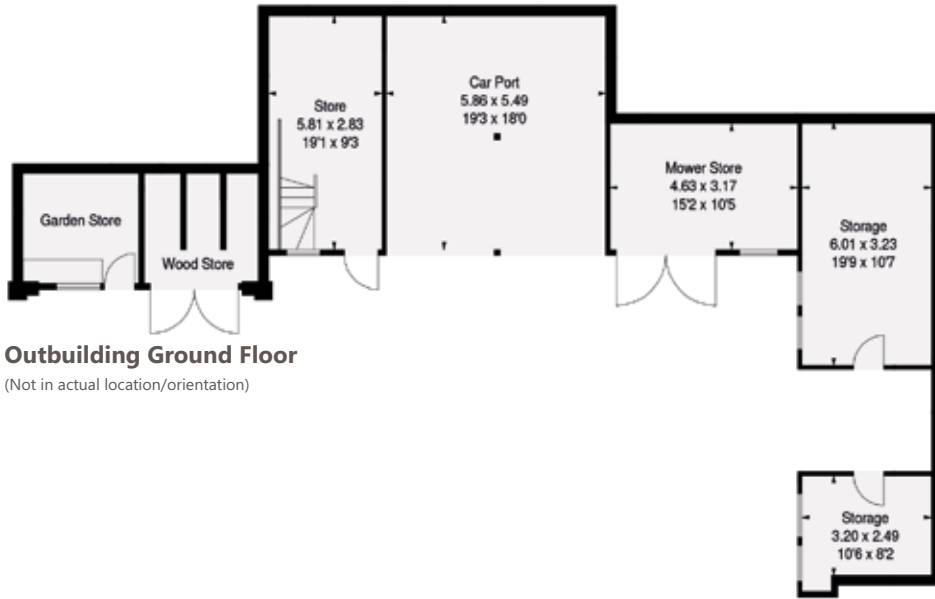
First Floor



Ground Floor



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 brochure.



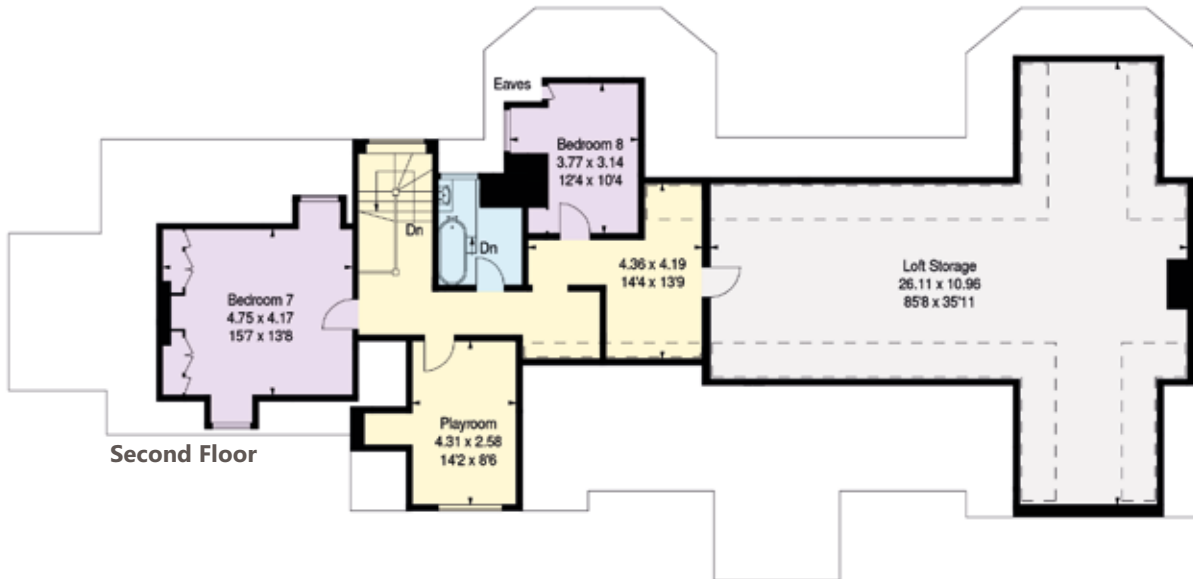
**Outbuilding Ground Floor**

(Not in actual location/orientation)



**Outbuilding First Floor**

(Not in actual location/orientation)

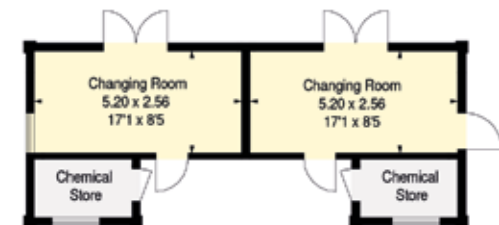


**Second Floor**



**Sun House**

(Not in actual location/orientation)



**Swimming Pool Changing Rooms**

(Not in actual location/orientation)





## Gardens and Grounds

The long sweeping tree-lined drive leads up to a pretty crescent shaped gravel parking area to the north of the house, enclosed by brick and flint walls with Box hedging and raised beds with floral borders and climbing Roses. This parking area adjoins the garage courtyard.

The most formal garden lies to the south of the house and is in the form of a quarry tiled sun terrace which flanks the southern elevation of the house providing panoramic views south. The gardens are intersected by paved pathways with flowerbeds and Yew topiary. The central feature of the garden is a magnificent Oak tree which dominates the principal area of lawn, bound by a stone ha-ha to enhance the views and sense of space.

There are many fine examples of broadleaved trees

interspersed with evergreen and mature shrubs. Lying to the north of the house is the vegetable garden, chicken run and orchard with espaliered fruit trees.

The remainder of the land is in the form of gently sloping meadowland, rough pasture and woodland. The meadowland is deliberately left natural to encourage traditional meadow flowers and wildlife and is cut with walkways. Whilst there are currently no enclosed paddocks, there is space to create them if you so wished.

## Outbuildings

The garage courtyard was built in 2004 and is constructed of brick and timber under a tiled roof, lying to the north of the house. It comprises a double garage, double car port, machinery store, wood store

and further stores. There is a games room on the first floor. The outbuildings suit their current use very well and could also be developed further (subject to planning consent) were secondary accommodation needed.

To the east of the house and courtyard is the swimming pool enclosure with pool house of brick construction under a tiled roof. The pool house has two changing rooms and two plant rooms.

A pretty octagonal summerhouse of timber construction under a timber tiled roof lies south of the house near the tennis court with a power supply and summer terrace.

At the far southern end of the garden is a folly which provides excellent amenity space for children to play in.



## GENERAL REMARKS AND STIPULATIONS

### Method of Sale

Ashton House is offered for sale freehold by private treaty with vacant possession on completion.

### Services

Private water supply. Mains electricity. Private drainage. Oil-fired Aga and central heating. Calor gas-fired cooker. Broadband. 3 telephone lines. Intruder and fire alarm.

### Rights of Way

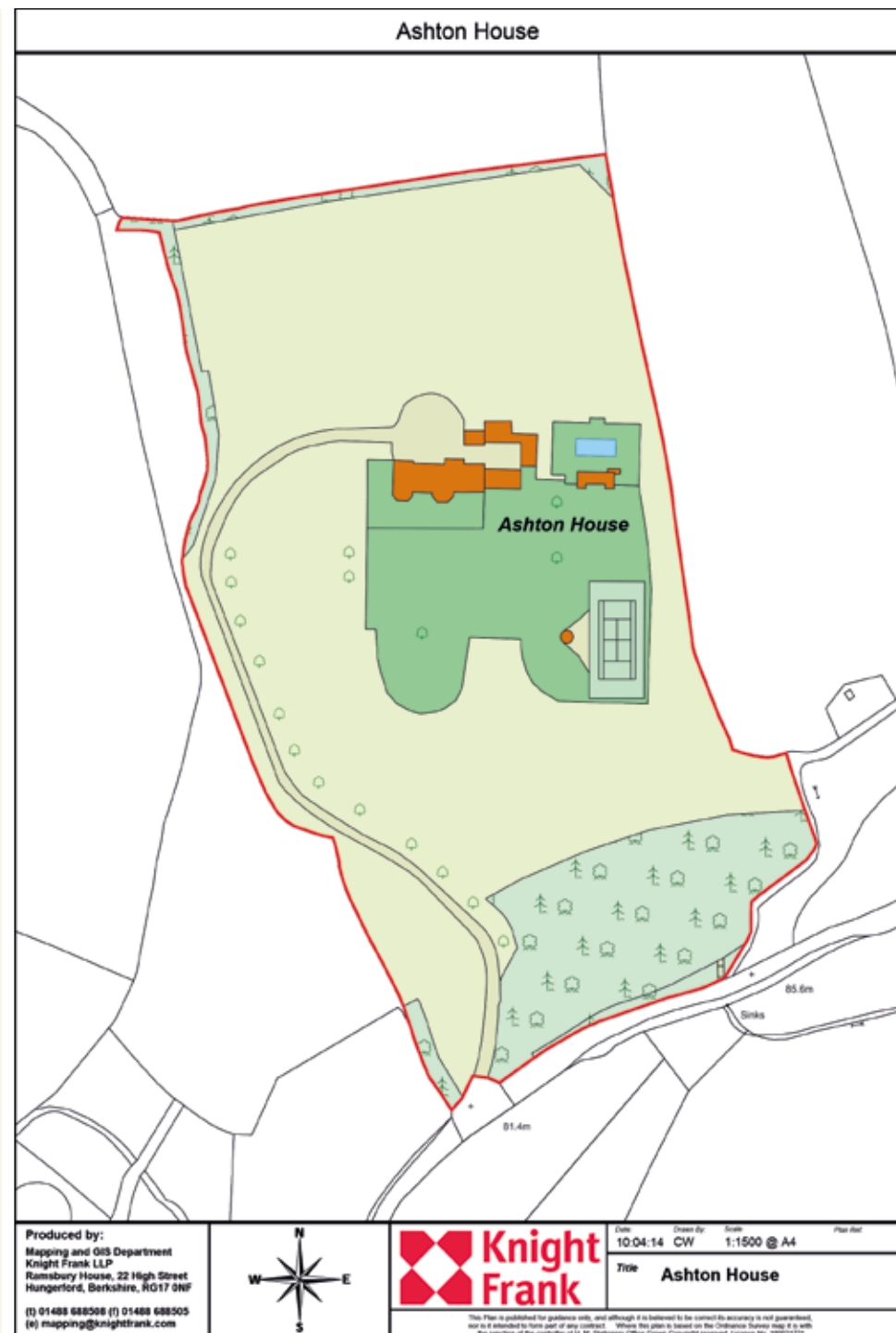
A footpath runs across the bottom corner of the garden which is completely obscured from the house.

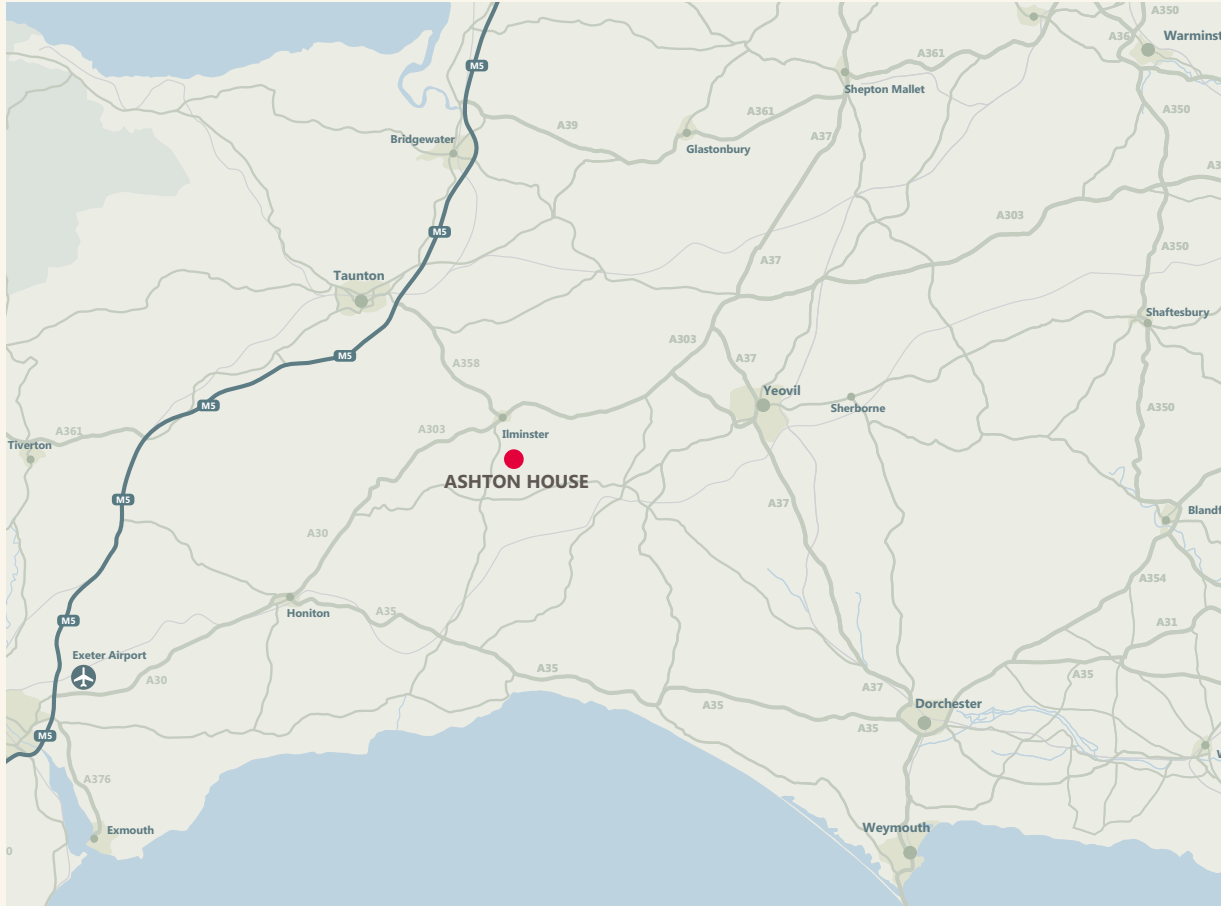
### Fixtures and Fittings

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale including curtains, log burners, light fittings, freestanding domestic and electrical items and garden machinery. However, some items may be available by separate negotiation.

### Local Authority

South Somerset District Council.  
Tel: +44 (0) 1935 462462





### Directions (TA20 4BD)

From London, follow the M3 south and at Junction 8, keep left and follow the A303 west towards Ilminster. At the Southfields Roundabout follow signs to Chard on the A358. Follow this road for about 4 miles and after passing through Hornsbury, turn left onto Chaffcombe Road (if you drive through the village of Furnham you have gone too far). Continue along

Chaffcombe Lane for just over a mile and continue onto Cricket Lane. The entrance to Ashton House will be just on your left.

### Viewing

By previous appointment only with the selling agents Knight Frank LLP.

### Important notice

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4. VAT: The VAT position relating to the property may change without notice.

**Particulars: April 2016.**

**Photographs: Summer 2012 and Spring 2016.**

**Property Number JKL/LPC/337779.**

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