

Keyham House Henstridge, Somerset **BA8**





An unlisted Regency family house with a large walled garden tucked away in a village.



Situation

Keyham House is tucked away in a quiet position in the centre of the large village of Henstridge which is a vibrant community with many amenities including a parish church, village shop/post office, primary school, village hall, two public houses and an Indian restaurant/takeaway (see www.henstridgeonline.co.uk). The property has quick and easy access to the nearby towns of Sherborne (6 miles), Wincanton (6.5 miles) and Shaftesbury (10.4 miles) which all offer a wide range of supermarkets (including a Waitrose in Sherborne), local shops and businesses including medical, dental and veterinary surgeries. Bruton (11.7 miles) is well known for its arts scene and popular restaurants. For travel links there are direct rail services to Waterloo (2.25 hours) from Templecombe (2.2 miles) and to Paddington (90 minutes) from Castle Cary (12.1 miles). In addition, the airports at Bristol, Bournemouth and Exeter are all just over an hour's drive away. The local area is renowned for its wide choice of excellent schools from both the state and independent sectors. Independent schools include the Sherborne schools, Leweston, Port Regis, Hazlegrove, the Bruton schools, Bryanston and Hanford.

*Templecombe station 2.2 miles (Waterloo 2.25 hours),
Sherborne 6 miles, Wincanton/A303 6.5 miles, Shaftesbury
10.4 miles, Bruton 11.7 miles, Castle Cary station 12.1 miles
(Paddington 90 minutes), Bristol/Bournemouth/Exeter
Airports about 1 hour. (Distances and times approximate)*





Keyham House

Built of local stone with a slate roof, unlisted and well-presented throughout, Keyham House probably pre-dates the late Georgian period but underwent a comprehensive transformation during the early to mid-1800s. It has an imposing front façade with tall twin bays with sash windows extending up to the first floor and faces south-west, thereby creating a feeling of light and space throughout much of the interior.

The house has retained many of its Regency architectural features including fireplaces, timber floors, window seats and extensive internal joinery including an elegant main staircase. It has well-proportioned reception rooms on either side of the hall with French windows to the walled rear garden from the drawing room and doors to the large conservatory from the sitting room. In addition there is a cosy, walk-through snug close to the kitchen. At the rear of the house is the dining room which has an attractive Arts & Crafts fireplace and an adjoining wine store. It leads through to the kitchen/breakfast/family room that incorporates a large dining and seating area with a vaulted ceiling and French windows opening to the garden. It also encompasses a mezzanine floor at the far end of the room currently used as a home gym. The kitchen area has a ceiling of normal height and is fitted with bespoke painted timber units including a large central island, 2-oven AGA and Hotpoint gas/electric cooker.

On the first floor the principal bedroom has windows on two sides with a lovely view over the garden and an en suite dual access bathroom leading through to a further double bedroom that currently serves as a study/dressing room. A back wing on the first floor incorporates three further double bedroom and three bathrooms, two of which are en suite. On the second floor is a suite of two double bedrooms which both look out over the garden with distant views of the Blackmore Vale and a shared bathroom.







Walled Garden & Grounds

Keyham House is approached via a short gravelled drive leading to a parking area in front of the house with space for several cars. The front area of garden is encompassed on three sides by stone walling, which combines with mature shrubs and specimen trees to provide a high degree of privacy. A side access on one side of the house leads through to the large, high walled rear garden which is both sheltered and private. It is comprised of three lawns which drop down to a stone gazebo built into the rear wall of the garden providing a perfect spot for outside entertaining and barbeques. Immediately adjacent to the kitchen is a gravelled terrace providing a more immediate garden dining area with a door through to an attached barn with potential for conversion subject to obtaining the necessary consents. Extending down the garden from the terrace are two colourful and richly planted herbaceous borders separated by a gravel path. The two main borders and the other borders that fringe the house are complemented by a rich variety of mature trees including two magnolias, sycamore, silver maple, live oak, walnut and sweetgum. In all about 0.56 acre (0.20 hectare).

Tenure

Freehold

Services

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

Local Authority & Council Tax Band

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

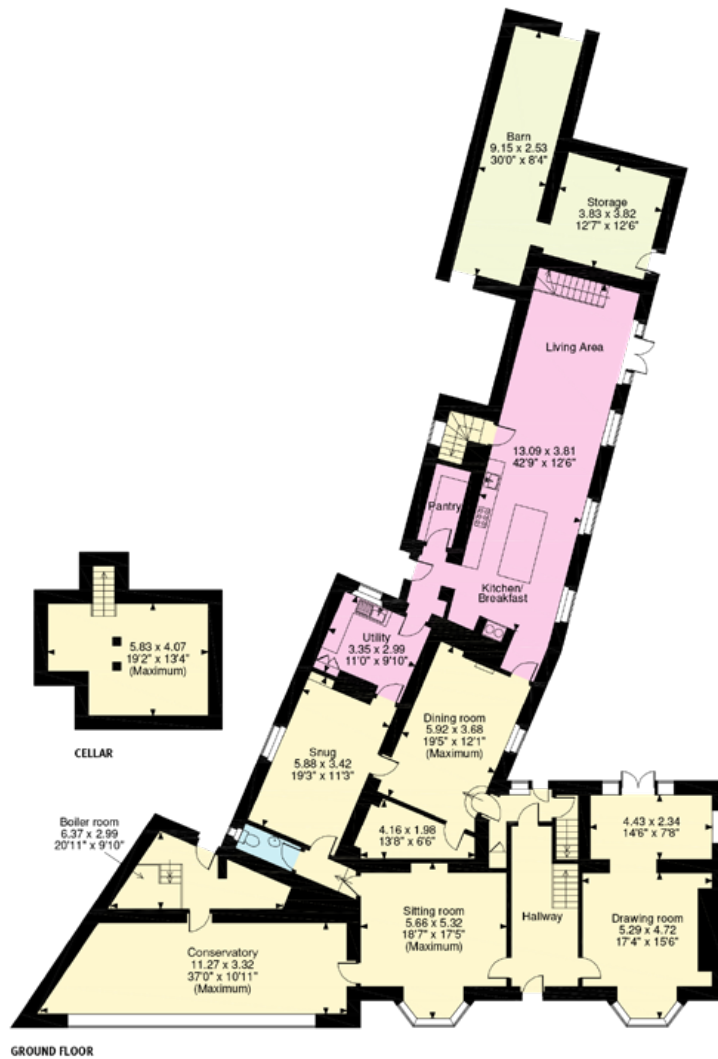
Tax Band: G

Directions (Postcode BA8 0QZ)

At the Henstridge War Memorial crossroads where the A357 crosses the A30, 6 miles east of Sherborne take the A357 into Henstridge. Continue for 0.3 mile to the centre of the village. The entrance to the driveway to the property will be found on the left directly opposite the village shop/post office.



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



Approximate Gross Internal Floor Area
Main House: 531 sq m / 5,712 sq ft
Barn and Storage: 40 sq m / 429 sq ft
Total: 570 sq m / 6,141 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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