

CROSS HOUSE

NORTH STREET, MILBORNE PORT, SHERBORNE, SOMERSET

JACKSON-STOPS

CROSS HOUSE
MILBORNE PORT, SHERBORNE
SOMERSET, DT9 5ET

ELEGANT AND BEAUTIFULLY PRESERVED GRADE II LISTED VILLAGE HOUSE WITH EXCEPTIONAL PROPORTIONS AND SECLUDED WALLED GARDENS



DISTANCES (APPROXIMATE)

SHERBORNE: 3 MILES (LONDON WATERLOO 2 HRS 15 MINS)
WINCANTON/A303: 7 MILES
YEOVIL: 8 MILES

GROUND FLOOR

- Three Reception Rooms
- Kitchen/Breakfast Room
- Study
- Utility
- Cloakroom
- Hall

FIRST AND SECOND FLOORS

- Principal Bedroom with Ensuite Bathroom
- Two Dressing Rooms
- Five Further Bedrooms
- Family Bathroom
- Shower Room
- Kitchen/Store

OUTSIDE

- Walled Garden
- Double Garage
- Driveway Parking for Two Cars



THE PROPERTY

Cross House is an impressive and beautifully proportioned Grade II listed village house, occupying a prominent yet private position close to the heart of the village. Constructed of attractive local limestone with Bath Stone dressings, the house dates principally from the Georgian period with later Victorian additions and displays many of the elegant architectural characteristics associated with homes of this stature and era. Approached behind mature hedging and wrought iron railings, the property immediately conveys a sense of grandeur and history. Internally, Cross House has retained a wealth of original features including tall sash windows with working shutters, elegant fireplaces, stained glass detailing, painted panelling and exposed timber floors, all of which combine to create a home of considerable charm and character. The house has clearly been exceptionally well cared for and is presented in an understated and tasteful manner throughout, with generously proportioned rooms and notably high ceilings enhancing the wonderful sense of light and space. The ground floor offers an excellent balance of formal and informal reception space, ideally suited to both family living and entertaining. The principal reception rooms enjoy a south westerly aspect, capturing the afternoon and evening light, whilst the kitchen/breakfast room forms an excellent heart of the home overlooking the walled garden. Recently fitted with a bespoke Neptune kitchen incorporating handcrafted painted cabinetry and an Everhot electric range cooker, the space comfortably accommodates family and friends and opens directly onto the terrace for outdoor entertaining during the warmer months. Arranged over the upper floors are several bedrooms, offering flexible accommodation, together with family bathroom and shower room facilities. The principal suite is particularly impressive, enjoying dual aspects to the east and south together with French doors opening onto a substantial roof terrace overlooking the gardens. A large ensuite bathroom leads through to a generous dressing room, which could equally serve as an additional bedroom if required. The remaining bedrooms are all well-proportioned and continue the elegant feel found throughout the house.

OUTSIDE

The property is approached via a shared driveway leading to a generous parking area. A substantial double garage provides excellent storage and practicality, with a side door opening directly onto a paved terrace adjoining the kitchen and garden entrance, creating an ideal space for outdoor dining and entertaining. Extending to the rear and side of the house are beautifully enclosed walled gardens which enjoy an exceptional degree of privacy and seclusion. Bounded by attractive high stone walls and softened by a wonderful collection of mature trees, climbing roses and established shrubs, the gardens provide a peaceful and sheltered setting that complements the character of the house perfectly. Designed with relative ease of maintenance in mind, the gardens are centred around a level lawn with well-stocked borders and a delightful sense of maturity throughout.















LOCATION

Cross House occupies a highly convenient position in the heart of the thriving village of Milborne Port, surrounded by attractive rolling countryside and lying on the banks of the River Gascoigne, a tributary of the River Yeo. The village enjoys an excellent sense of community and provides a strong range of day-to-day amenities including a church, primary school, GP surgery, village hall, garage/post office, convenience store, butcher, chemist, pub and renowned Clockspire restaurant. The historic Abbey town of Sherborne lies just a short distance away and offers an excellent selection of independent shops, cafés, restaurants and professional services together with a Waitrose supermarket. Sherborne station provides regular mainline services to London Waterloo in approximately 2 hours 15 minutes and to Exeter, whilst the wider road network gives convenient access to the A303 and the South West beyond. Bournemouth, Bristol and Exeter airports are all within reasonable driving distance.

SPORTING AND RECREATION

The surrounding countryside offers an extensive network of footpaths, bridleways and quiet country lanes, making the area ideal for walking, cycling and riding. Sporting opportunities are plentiful, with golf available at Sherborne and Yeovil, racing at Wincanton and sailing and water sports easily accessible along the Jurassic Coast. The wider area is also renowned for its cultural and leisure amenities. The Clockspire Restaurant, situated just a short walk from the property, has developed an outstanding reputation for dining, whilst Sherborne hosts a variety of musical and cultural events throughout the year, with concerts and recitals regularly held at Sherborne Abbey. The Sherborne provides a vibrant programme of arts, exhibitions and events at the heart of the town's cultural calendar, whilst The Newt in Somerset and Hauser & Wirth in Bruton further enhance the area's considerable lifestyle appeal.

EDUCATION

The area is particularly well regarded for the quality and breadth of schooling available for children of all ages. State secondary education is available at The Gryphon School in Sherborne, whilst the independent sector is exceptionally well represented by the renowned Sherborne Schools Group together with Leweston School, Hazlegrove School, the Bruton schools, Hanford and Port Regis, all within convenient reach.







LOCAL AUTHORITY

Somerset Council 0300 123 2224

Council Tax Band: F

SERVICES

Mains water, electricity, drainage and gas
Gas fired central heating
Electric Everhot range cooker

EPC: Exempt

CONTENTS, FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others, such as curtains, light fittings, garden ornaments etc are specifically excluded, although may be available through separate negotiation.

DIRECTIONS AND VIEWINGS

Post code DT9 5ET

what3words///fairy.tone.parsnips
From the A30 proceed into Milborne Port and continue to the central crossroads where London Road and High Street intersect with North and South Street. Turn into North Street and Cross House will be found almost immediately on the right-hand side. Proceed along the shared driveway running beside the house and continue for approximately 40 yards, where parking is available in front of the double garage on the left-hand side.

VIEWINGS: Only by appointment with Jackson-Stops' Sherborne office: 01935 810141





Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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