



COURT GARDENS
SOUTHOVER, WEST DORSET

JACKSON-STOPS 

**COURT GARDENS
SOUTHOVER, FRAMPTON
DORCHESTER, DORSET, DT2 9NH**

A FANTASTIC MODERN PROPERTY TUCKED AWAY DOWN A PRIVATE LANE ON THE EDGE OF THE MOST POPULAR HAMLET OF SOUTHOVER WITH FOUR BEAUTIFUL BEDROOMS, AND ABSOLUTELY DELIGHTFUL GARDENS AND GROUNDS, IN ALL ABOUT 4.5 ACRES.



DISTANCES

MAIDEN NEWTON 2.9 MILES
DORCHESTER 6.1 MILES
YEOVIL 15.8 MILES
THE JURASSIC COAST AT
ABBOTSBURY 10.4 MILES

ACCOMMODATION

- GROUND FLOOR
- Entrance hall
- Drawing room
- Dining room
- Morning room
- Bedroom 4 with en suite shower room
- WC
- Kitchen/breakfast room
- Utility room
- Boot room
- WC
- Plant room
- Store
- FIRST FLOOR
- Landing
- Principal bedroom with en suite bathroom
- Two further double bedrooms
- Family bath & shower room

OUTSIDE

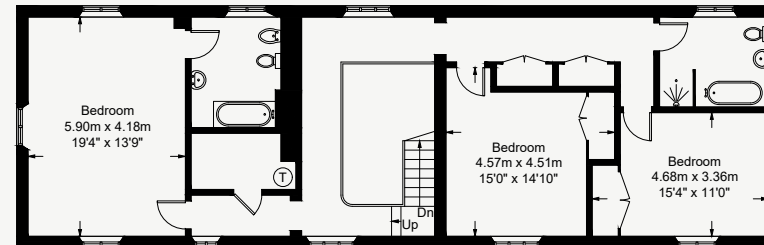
- Delightful gardens with large lawned area, paved terraces, swimming pool, ponds
- Double garage & workshop
- Driveway parking
- In all approx. 4.66 acres

Court Gardens, Frampton

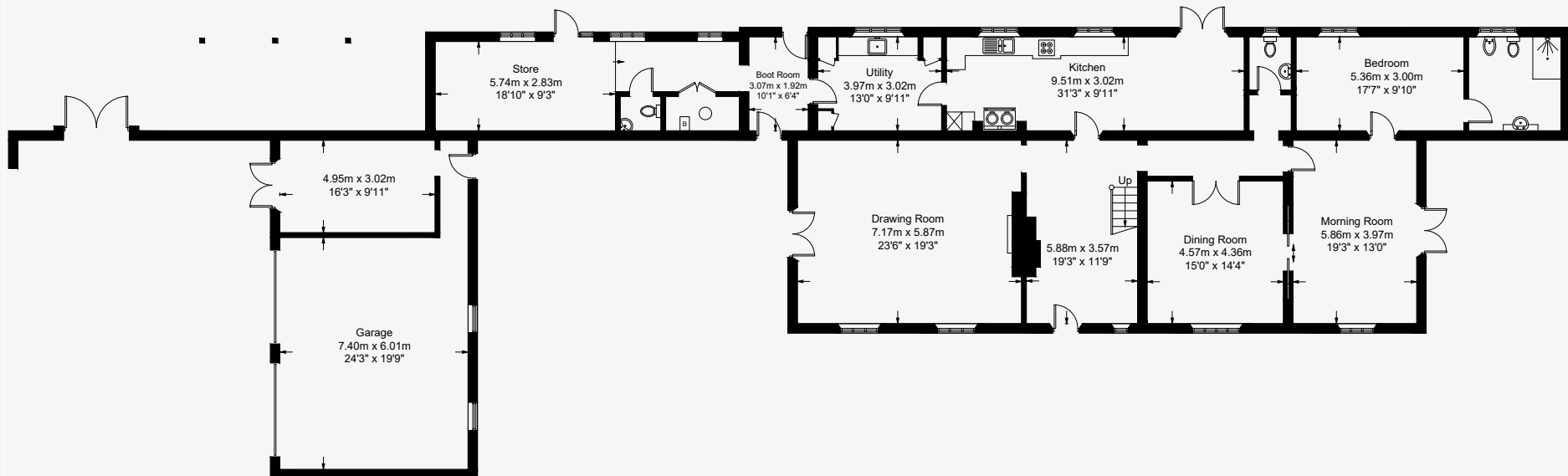
Approximate Gross Internal Area = 3709 sq ft / 344.6 sq m

Garage = 682 sq ft / 63.4 sq m

Total = 4391 sq ft / 408 sq m



First Floor



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1086571)

THE PROPERTY

Tucked away down the end of a private no through lane, first glimpses of Court Gardens are most impressive with its incredibly pretty façade constructed of brick and flint under a pitched tiled roof. Dating back to 1992 and designed in collaboration with the well-regarded local architect, David Wren, this wonderful property very much resembles a period property, but boasts all the modern conveniences and is a truly superb family home. On first entering the property there is a real sense of charm, space, and light with a large hall with pretty Ham stone fireplace and wood burning stove. Just off the hall there is a superb drawing room with tall windows looking out over the delightful gardens, and a magnificent stone fireplace and Jetmaster fire. There are double doors opening out to a most delightful courtyard. This room is quite simply 'as good as it gets!' To the front of the hall is a good-sized kitchen with plenty of room for a breakfast table, and even a seating area. The kitchen incorporates an Aga (green,) and four ringed electric hob. Planning permission has been approved for a ground floor brick & flint extension to the kitchen (approx. 8m x 9m) which will include an open fireplace and new chimney, and a large central rooflight. Alongside the kitchen is a utility room and boot room with a door leading to a paved courtyard, ideal for al fresco dining. There is also a large garage/storeroom, ideal for storing garden machinery. The other end of the house is worth a special mention, and it has recently undergone a very clever programme of works, with two fabulous reception rooms which could be put to a number of uses, one being an excellent dining room. Both these rooms have incredible views out over the gardens, and being south facing are flooded with natural light. There is also now a large ground floor newly fitted bedroom and shower room. The principal bedrooms are situated on the first floor with three beautiful bedrooms including a large master bedroom with an en suite bathroom, unsurprisingly with the most fabulous views over the gardens and ponds. Planning permission has been approved for a first floor extension which will provide a new en suite bathroom and dressing room for the master bedroom. There is also a fantastic newly fitted family bathroom. It is also worth mentioning the large boarded loft offering potential for further accommodation (subject to planning.)





OUTSIDE

The house was built within and to the western side of the former kitchen garden with its fine high brick walls of what remains of Frampton Court, a large mansion built in 1704 by Squire Francis John Browne. In the 19th Century the property passed to Richard Brinsley Sheridan, grandson of the famous playwright. The major portion of the house was demolished in 1931 and the 10,000 acre estate split up and sold. The parkland, of which some of Court Gardens forms part, was originally laid out by "Capability" Brown and hence the fine old mature trees within its grounds. These gardens would not be out of place at the Chelsea Flower Show, with a large lawned area, stone steps, well-stocked islands and mature trees. There is also an outdoor heated swimming pool and paved terrace, and large gravelled drive. The gardens are a total utopia for children and animals being a long way from any roads. The three ponds are a sanctuary for wildlife, with the noise of running water echoing around the gardens. Alongside the house is a large double garage and workshop, and tarmac parking.

To the rear of the property is yet another magnificent garden along with a log store and covered machinery store. There is also a large lawned area and a number of specimen trees. To the far end of the garden is a large pond, and the River Frome meanders through the southerly end.

All in all, this is a truly magnificent family home in an idyllic yet very convenient location.

LOCATION

The highly desirable hamlet of Southover is tucked away on the fringes of the small village of Frampton, which has a parish church, active village hall and garage and is surrounded by beautiful Dorset countryside in an Area of Outstanding Natural Beauty.

The larger village of Maiden Newton is just under 3 miles and has a general stores/post office, newsagent & cafe, petrol station/garage with shop, hardware store, primary school, St Mary's Parish Church, doctors' surgery, veterinary surgery and a railway station with trains to Dorchester, Weymouth, Bath and Bristol.

Lying just over 6 miles south east is the county town of Dorchester and the village is also within easy access of the A37 to Yeovil. Both these towns have excellent shops, schools and mainline railway stations to London Waterloo. Dorchester town centre has an excellent range of facilities including shops, restaurants, public



houses and supermarkets including a Waitrose, Tesco and Sainsbury's Local. Also worth a mention is the vibrant development at Brewery Square with its cinema, bars, restaurants and leading shops and Dorchester County Hospital.

SPORTING & RECREATION

Dorset is a beautiful area and is known for its sporting and leisure pursuits which include golf at Dorchester Came Down and Sherborne. Horse racing is located at Wincanton, Bath, Salisbury and Taunton. Sailing and watersports facilities are available along the Dorset Coast, Weymouth and Poole. Riding and walking in the surrounding countryside. The Dorset coast is recognised as a World Heritage site.

EDUCATION

This area is renowned for its schooling. State schools within catchment include St Mary's First School in the village of Charminster, St Osmund's Middle School in Dorchester and secondary schooling at the very highly regarded Thomas Hardy School in Dorchester. Private schools include Sunninghill in Dorchester; Perrott Hill and Sherborne Preparatory School. Private senior schools include the Sherborne Schools; Bryanston; Canford; Milton Abbey and Leweston School.

PROPERTY INFORMATION

SERVICES:

Mains electricity, private water and drainage. Oil fired central heating.

COUNCIL TAX:

Band G

VIEWINGS:

Strictly by appointment with Jackson-Stops, Bridport. Telephone: 01308 423133

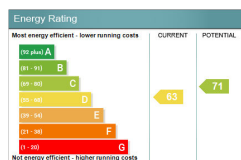
TENURE:

Freehold with vacant possession on completion

DIRECTIONS:

From the A356 in the village of Frampton, take the turning to Southover. Continue over the River Frome, and turn left into the private road for Frampton Park.





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.

BRIDPORT/DORCHESTER

01308 423133

bridport@jackson-stops.co.uk

jackson-stops.co.uk



PROPERTY EXPERTS SINCE 1910