



1 THE CRESCENT
COMPTON PAUNCEFOOT, SOMERSET

JACKSON-STOPS 

**1 THE CRESCENT
COMPTON PAUNCEFOOT
SOMERSET, BA22 7EN**

A UNIQUE GRADE II LISTED TERRACED
COTTAGE SITUATED IN THE PICTURESQUE
SETTING WITH RURAL VIEWS IN THIS
DESIRABLE VILLAGE



DISTANCES (APPROXIMATE)

CASTLE CARY: 6 MILES (LONDON
PADDINGTON 1 HR 40 MINS)
WINCANTON: 6 MILES
SHERBORNE: 7 MILES (LONDON
WATERLOO 2 HRS 10 MINS)
YEOVIL: 12 MILES

GROUND FLOOR

- Sitting/Dining Room
- Drawing Room
- Kitchen
- Utility
- Cloakroom

FIRST FLOOR

- Three Bedrooms
- Ensuite Bathroom
- Family Shower Room

OUTSIDE

- Private Enclosed Garden
- Garden Shed
- Gravelled Parking
- Garage



THE PROPERTY

Dating from the early 1800s, this charming cottage forms one of just five properties arranged around an attractive crescent, enjoying a wonderfully peaceful position within this highly regarded village. Formerly known as Waterloo Crescent, the name is believed to date from the period surrounding the Battle of Waterloo. Constructed principally of handsome Cary stone beneath a clay tiled roof, the cottage has been lovingly cared for by the current vendors during their 23 years of ownership. Great care has been taken to retain its inherent period character and charm, while creating a comfortable and practical home for modern living. The accommodation is wonderfully light and well-proportioned throughout, with a pleasing balance of period features and understated modern comforts. At the heart of the ground floor is the spacious living/dining room, an inviting room with an open fireplace, attractive recessed shelving and useful built-in storage. From here, the cosy drawing room provides a more intimate space in which to relax, with French doors opening directly onto the terrace and garden beyond. From here, the views across the adjoining countryside are particularly lovely. The dual-aspect kitchen is fitted with a good range of wall and base units beneath granite worktops, with integrated Neff oven, dishwasher and fridge/freezer. There is ample space for a table and chairs, making this a welcoming room for everyday dining and family life. Beyond the kitchen is a useful utility room, fitted with a butler sink, storage and plumbing for a washing machine, together with a door leading directly onto the rear terrace and garden. A cloakroom completes the ground floor. Upstairs, the bright and airy feel continues, with three well-proportioned double bedrooms, each with fitted wardrobes. The principal bedroom is particularly appealing, enjoying wonderful dual-aspect views over the surrounding farmland, together with the benefit of an en suite bathroom. Further storage is provided on the landing.

OUTSIDE

The cottage is approached through an attractive and beautifully established front garden, with a lawned area, gravelled parking and a pedestrian path leading to the entrance. The garden has a mature, cottage-garden feel, with established borders planted with hydrangeas, box and climbing roses, while a wisteria adorns the front elevation, adding considerable charm during the summer months. A variety of established trees and shrubs provide further structure, privacy and year-round interest. To the rear, the garden is a particular feature of the property, enclosed by a low stone wall and enjoying a wonderful open aspect across the surrounding countryside, together with a good degree of privacy. Predominantly laid to lawn, it is beautifully planted with an abundance of colour and seasonal interest, including roses, catmint and a variety of established perennials. A terrace immediately adjoining the house provides an idyllic spot for outdoor dining and entertaining, or simply to sit and enjoy the far-reaching rural outlook. A garden shed with power provides useful additional storage, while a separate driveway to the side of the crescent provides access to the property's garage.

All in all, a delightful period cottage combining considerable character and charm with well-proportioned accommodation and beautifully established gardens, all set against an appealing rural backdrop. Having been cherished by the current owners for over two decades, the property is offered for sale with the benefit of no onward chain.



LOCATION

Compton Pauncefoot must be one of the prettiest villages in this particularly beautiful part of the South West. The surrounding lands have been in the ownership of the Compton Castle Estate for many years and have thus remained unspoilt. This careful stewardship has resulted in a village that retains its intrinsic architectural character, comprising as it does period houses built of the local honey coloured stone. The rolling countryside is mainly natural farmland; this is the Vale of Camelot, so called as nearby Cadbury Castle was reputedly home to King Arthur and the Knights of the Round Table. Much of this area is designated an Area of Outstanding Natural Beauty in which a policy of strict planning controls operates to preserve its rural character. The village with its splendid 15th century Church of the Blessed Virgin Mary, is well placed for easy access to Castle Cary, Wincanton and Sherborne, all market towns with a good range of shops. The A303 (dual carriageway almost the whole distance to the M3) is nearby and there are mainline railway stations at Castle Cary (Paddington about 90 minutes) and Templecombe (about 5 ½ miles away. Waterloo is about 2 ¼ hours.

SPORTING AND RECREATION

There are numerous golf courses within easy motoring distance including Sherborne and Yeovil. Racing at Wincanton, Salisbury, Bath and Exeter. Water sports on the Dorset coast (about 30 miles) or on Sutton Bingham Reservoir near Yeovil. Riding and walking on an extensive network of bridleways and footpaths. Theatres at Bath, Taunton and Salisbury. The Newt country estate and Hauser & Wirth are close by in Bruton and provide further cultural opportunities.

EDUCATION

The area is particularly noted for the high quality of its schools including independent schools such as The Sherborne Schools Group (Prep, Boys and Girls), Hazlegrove, Port Regis, Leweston and Bruton Schools, along with highly regarded state schools at Sherborne and Gillingham.



LOCAL AUTHORITY

Somerset Council: 0300 123 2224

Tax Band: D

SERVICES

Mains electricity and water

Private Drainage

Oil Fired Central Heating

EPC: Exempt

CONTENTS, FIXTURES AND FITTINGS

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

DIRECTIONS AND VIEWINGS

(Postcode BA22 7EN)

WHAT3WORDS///isolating.curly.oiled

From Sherborne, take the B3145 towards Charlton Horethorne and Wincanton. At The Red Post, turn left towards Blackford and continue for approximately 3 miles, passing the entrance to Compton Castle on the left. Shortly afterwards, take the sharp left-hand turning into Hockley Lane and continue into the village of Compton Pauncefoot. Turn left onto Old Road and then left again onto New Road. No. 1 The Crescent will be found approximately 100 metres along on the right-hand side.

VIEWINGS:

Only by appointment with Jackson-Stops' Sherborne Office.
Telephone 01935 810141

The Crescent, Compton Pauncefoot, Yeovil

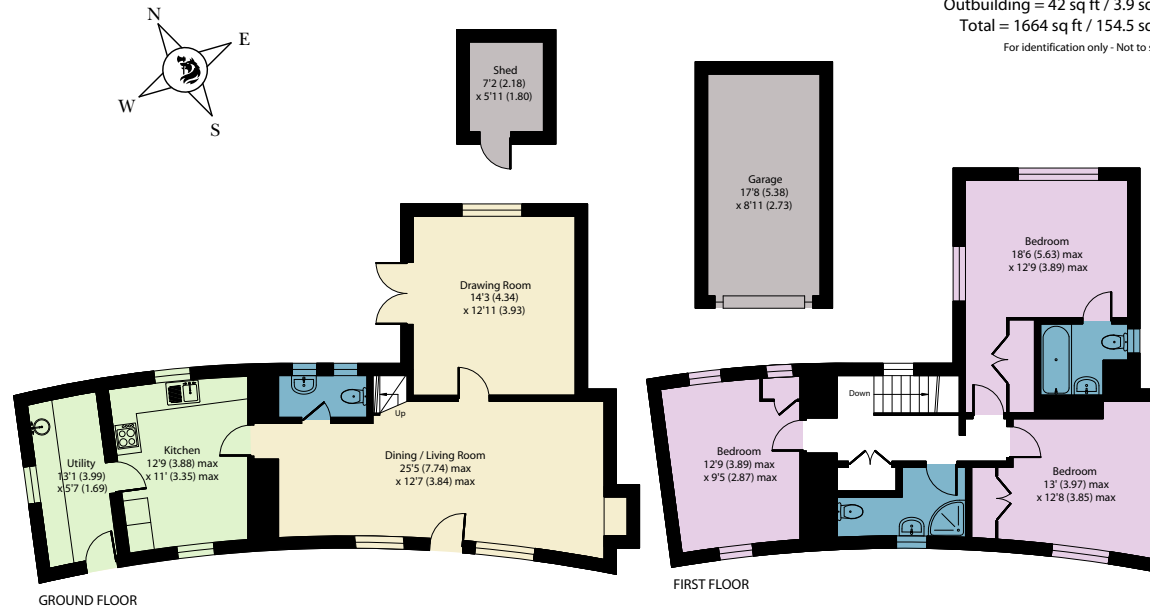
Approximate Area = 1464 sq ft / 136 sq m

Garage = 158 sq ft / 14.6 sq m

Outbuilding = 42 sq ft / 3.9 sq m

Total = 1664 sq ft / 154.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Jackson-Stops. REF: 1513491



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.

SHERBORNE

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