

MELDRUM HOUSE

THE AVENUE, SHERBORNE, DORSET

JACKSON-STOPS

MELDRUM HOUSE
THE AVENUE, SHERBORNE
DORSET, DT9 3AJ

A BEAUTIFULLY PRESENTED AND REMARKABLY ENERGY-EFFICIENT EDWARDIAN FAMILY HOUSE WITH EXCEPTIONAL SOUTH-FACING GARDENS ON ONE OF SHERBORNE'S MOST DESIRABLE STREETS



DISTANCES (APPROXIMATE)

SHERBORNE: (LONDON WATERLOO 2 HRS 15 MINS)
YEOVIL: 5 MILES
WINCANTON/A303: 8 MILES
CASTLE CARY: 14 MILES (LONDON PADDINGTON 1 HR 40 MINS)
DORCHESTER: 18 MILES

GROUND FLOOR

- Entrance Porch
- Hall
- Sitting Room
- Dining/Family Room
- Kitchen/Breakfast Room
- Study
- Utility Room
- Cloakroom

FIRST AND SECOND FLOORS

- Principal Bedroom with Dressing Room and Sauna (Potential Ensuite)
- Five Further Double Bedrooms
- Two Shower Rooms
- Bathroom

GARDENS AND OUTSIDE

- Large South Facing Gardens
- Double Garage
- Off Street Parking for Several Cars
- Electric Vehicle Charging Point



THE PROPERTY

Meldrum House is a handsome and beautifully presented Edwardian family house, believed to date from around 1902, occupying an enviable position on The Avenue, one of Sherborne's most desirable residential addresses. Offering approximately 3,590 sq ft of wonderfully proportioned internal space, the house combines considerable period character with excellent modern comfort and impressive energy efficiency. A part-glazed front door opens into an exceptionally light, neutrally decorated reception hall. The two reception rooms offer particularly versatile living space, with substantial double doors that allow them to be enjoyed separately or opened to create one impressive entertaining space. The front dining/family room has a handsome bay window and fireplace, whilst the principal sitting room lies to the rear, with high ceilings, a further fireplace and French doors opening onto the south-facing terrace and gardens. A separate study to the front has a wood-burning stove. The superb kitchen, added in 1998, has a vaulted ceiling and large picture window overlooking the garden. It features an extensive range of cabinetry beneath granite work surfaces, together with a three-oven electric AGA and Belfast sink. Beyond is a generous utility room with convenient independent access to the front. Multiple glazed doors and windows across the rear create an excellent connection with the terrace and flood the central areas of the house with natural light. On the first floor are three generous double bedrooms, including the principal bedroom with delightful southerly views, a dressing room and adjoining sauna room, which could be converted relatively easily to provide an ensuite shower room. There is also a family bathroom, alongside a separate shower room with underfloor heating. Three further characterful double bedrooms, two with attractive views from the rear towards Sherborne's Old and New Castles, occupy the second floor and are serviced by a further shower room. Particularly noteworthy for a substantial Edwardian house, Meldrum House has achieved an EPC rating of C. The property benefits from double glazing, excellent loft insulation, and a Worcester condensing boiler installed in 2022. Google Nest controls and thermostatic radiator valves provide precise regulation of the heating, whilst Daikin air-to-air heat-pump climate control to several principal rooms allows individual areas of the house to be efficiently heated or cooled as required.

GARDENS AND OUTSIDE

The gardens are an outstanding feature of Meldrum House, lying principally to the rear and believed to be amongst the largest south-facing gardens on The Avenue. Immediately adjoining the house is a raised terrace, ideally positioned for outdoor dining and entertaining, with steps descending to an extensive lawn framed by deep, beautifully stocked borders. Carefully cultivated and nurtured over many years and with a notably private feel, the gardens offer a profusion of colour and interest throughout the seasons, with mature planting creating a wonderful sense of privacy. A rose arbour leads into the lower garden, with further lawns, established shrubs and an impressive variety of mature trees. The property also benefits from a generous double garage and off-street parking for several cars, together with an electric vehicle charging point. Attractive, low-maintenance planting enhances the approach to the house.

Taken as a whole, the exceptional gardens, privacy, parking and garaging perfectly complement the beautifully presented family home.















LOCATION

Dominated by its ancient Abbey and school, Sherborne is arguably one of the most attractive towns in Dorset. Numerous musical and cultural events occur throughout the year and there is a superb range of traditional shops and boutiques. The two castles, one of which was home to Sir Walter Raleigh, reflect the historic nature of the town, the centre of which is designated a Conservation Area in which a policy of strict planning control operates to preserve its special character. West Dorset is well known for its unspoilt landscape and there are many pretty villages and countryside walks nearby. The Jurassic Coast is a mere twenty-five miles away at Weymouth. This stretch of coastline from Portland to Lyme Regis, with its spectacular cliffs, has been designated a World Heritage Site. Communications to this part of the country are excellent. From Sherborne there is a regular train service to Waterloo (approx. 2 hours 15 minutes); the station is within walking distance. The A303 - linking the M3 and the M5 - is dual carriageway almost all the way, thus putting London and the West Country within a reasonable drive.

SPORTING AND RECREATION

The area is well known for its beauty and there is a network of bridleways and footpaths which cross the countryside making it ideal for walking, cycling and riding. The beautifully refurbished Sherborne House is a landmark destination for the arts. Water sports can be found at Sutton Bingham Reservoir (near Yeovil) or on the south coast, as well as racing at Wincanton, Salisbury, Bath or Exeter and golf at various courses including Yeovil, Sherborne and Dorchester. The Newt, now well renowned for its many first-class attractions, is situated in nearby Castle Cary.

EDUCATION

Local primary schools include Sherborne Abbey Primary and Sherborne Primary, both well regarded. The area also benefits from outstanding independent provision through the Sherborne Schools Group (Sherborne School, Sherborne Girls and Sherborne Prep). Other nearby options include Leweston, Hazlegrove, Perrott Hill, Port Regis, Milton Abbey, Bryanston and Millfield.







LOCAL AUTHORITY

Dorset Council Tel: 01305 221000

Council Tax Band - G

SERVICES

All mains services connected - water, drainage, electricity and gas
Gas-fired central heating and Daikin air-to-air heat pump climate control
Gigaclear. 950 Mbps

EPC - C

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.

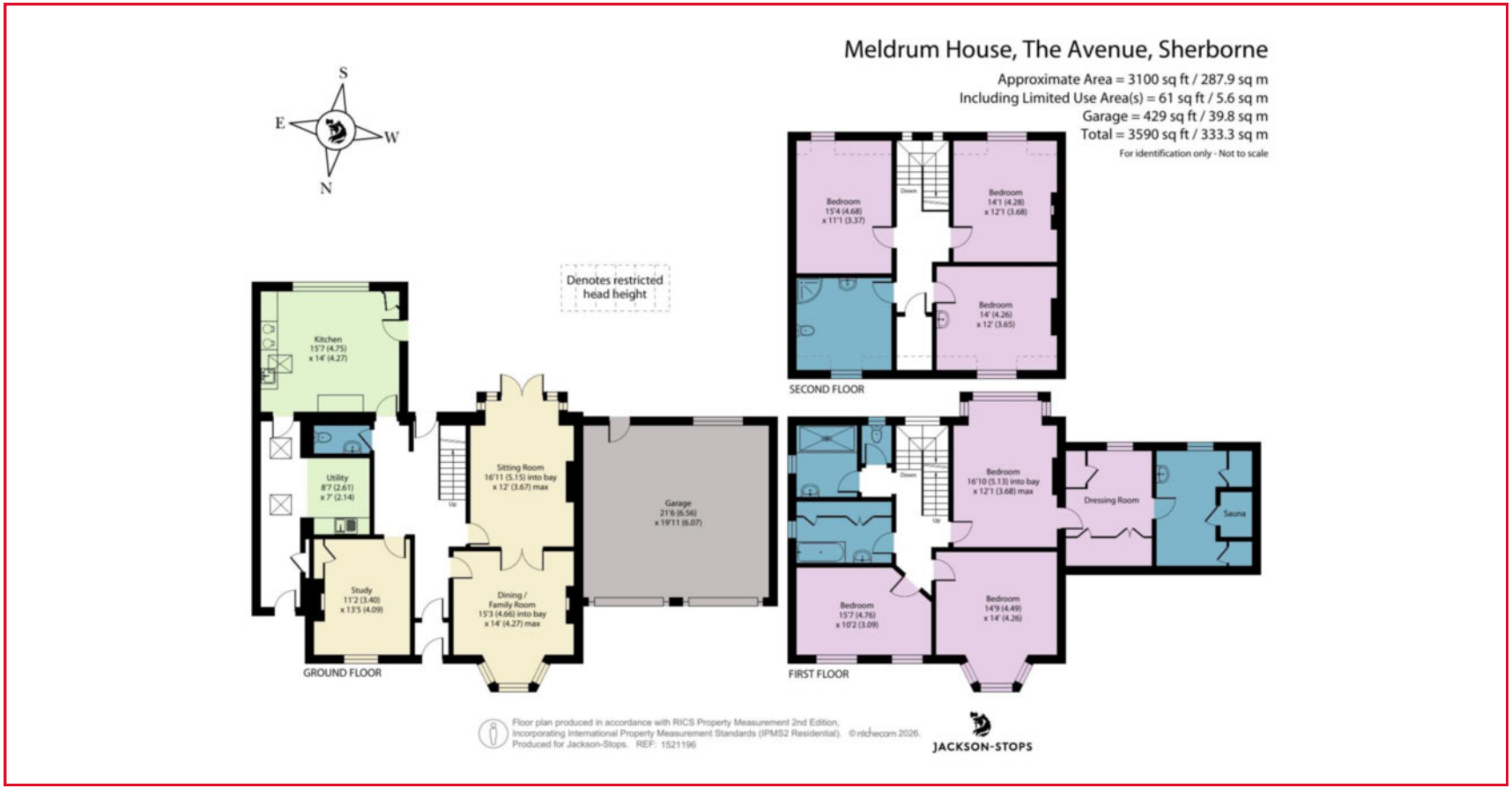
DIRECTIONS AND VIEWINGS

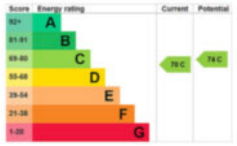
Postcode: DT9 3AJ

What3words///venue.affair.group
From our office on Hound Street, head up the hill turning right onto Newland and take the 2nd turning on the left signed The Avenue. Continue on The Avenue and follow the road as it bends to the right. Meldrum House can be found on the right 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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