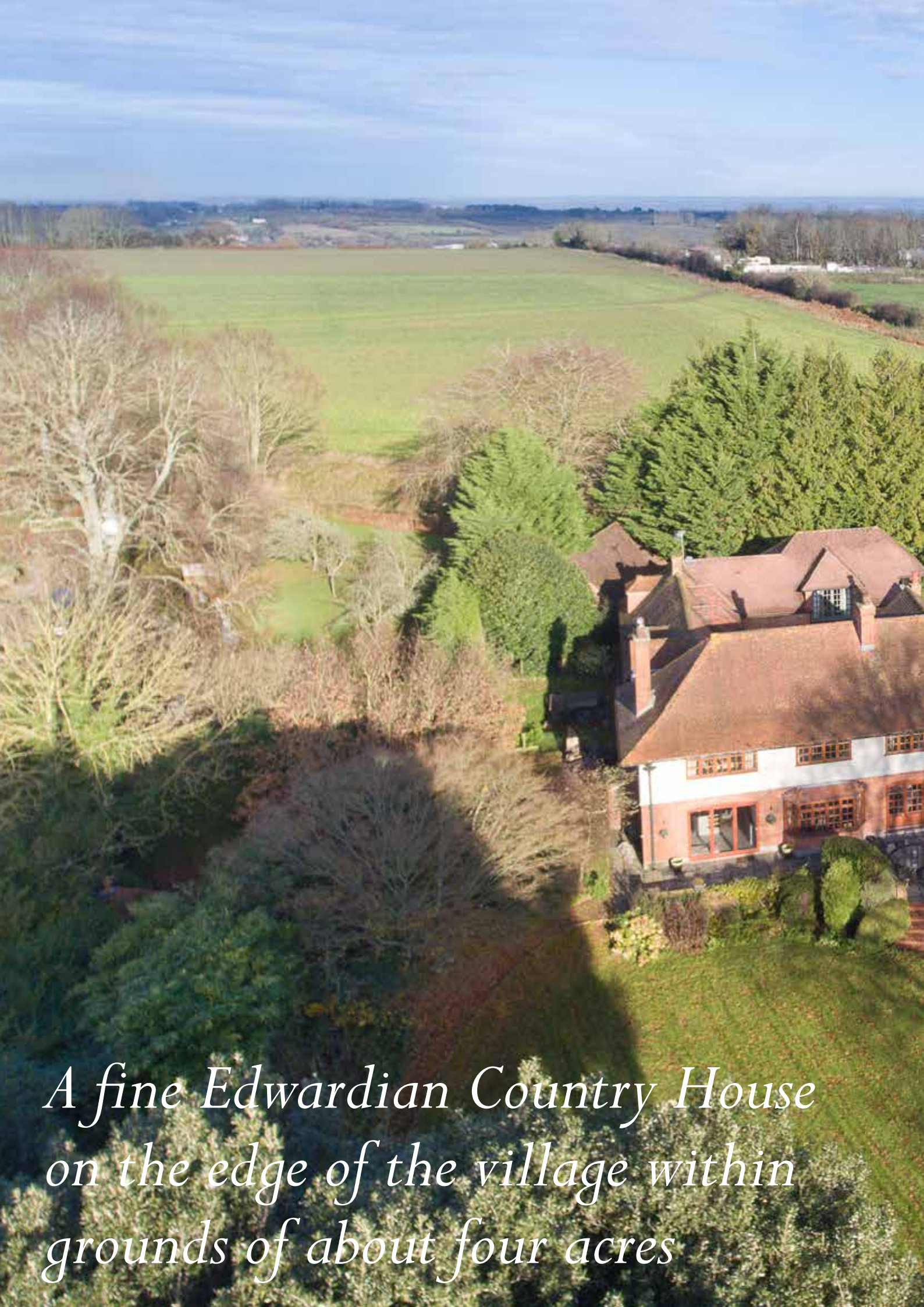


HINTON PLACE



HINTON ST GEORGE • SOMERSET



*A fine Edwardian Country House
on the edge of the village within
grounds of about four acres*



HINTON PLACE

MERRIOT ROAD • HINTON ST GEORGE
SOMERSET • TA17 8SN

Mileages

Crewkerne (4 miles) mainline railway station to London Waterloo (2 hours 43 minutes), Yeovil (12.5 miles), Coast at Lyme Regis (18.3 miles)

Reception hall • drawing room • dining room • kitchen/breakfast room
utility room • study • morning room • cloakroom

Master bedroom suite • 3 further bedrooms (one en suite)
family bathroom

Self contained annexe with sitting room • kitchen • utility room
master bedroom with en suite bathroom • 2 further bedrooms

Courtyard with double garage • wine cellar • separate triple garage block
private drive with ample parking • landscaped gardens • paddock
stable block with 3 stables and yard • tack and feed rooms

In all about 4 acres



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Your attention is drawn to the Important Notice on the last page of the text.





SITUATION

Hinton Place is located on the edge of this most popular village within charming gardens and grounds with excellent views across the surrounding countryside. Hinton St George is a pretty Hamstone village with many attractive period houses, a primary school, parish church, the popular Lord Poulett public house, a tea room and post office/village stores. The nearby towns of Yeovil, Crewkerne, Sherborne and Chard have an excellent variety of shopping, educational, recreational and cultural facilities. Communications in the area include mainline railway stations at Yeovil or Crewkerne with a service to London Waterloo and Castle Cary to London Paddington. The A303 lies to the North at South Petherton and provides a route to London and the Home Counties. The area is served by an excellent range of independent schools including Perrot Hill, Hazelgrove, Millfield, Leweston and Sherborne. Sporting facilities in the area include golf at Sherborne and Yeovil, horse racing at Exeter, Wincanton and Bath. Water sports are available on the Dorset Jurassic Coast, a UNESCO World Heritage Site or Sutton Bingham reservoir to the South of Yeovil.

THE PROPERTY

Hinton Place is thought to have been built in the early 1900s and has been upgraded several times since then and provides spacious and flexible accommodation arranged over two floors and retains some nice original features including an elegant panelled staircase in the reception hall, open fireplace in the drawing room, stone mullioned windows and some attractive exposed ceiling timbers throughout many of the ground floor rooms. Most recently the kitchen has been upgraded to a high standard and is centred round a large island with marble top, a Belfast sink and 4 oven Aga with module. Large glazed doors open onto the rear terrace beyond which is the main lawn. Also on the ground floor and facing south, is the impressive drawing room, a dining room and there is a cosy east facing morning room. On the first floor in the main house there is a luxurious master bedroom suite with bathroom and dressing room overlooking the rear garden, a guest bedroom with en suite facilities and two further bedrooms with separate bathroom.

ACCOMMODATION

Please see floor plans.



Annexe









THE ANNEXE

The west wing of the house is a most useful inter-connecting annexe which provides most comfortable guest or staff accommodation but could just as easily be incorporated into the main house. The ground floor provides a reception hall, sitting room and kitchen as well as 3 bedrooms on the first floor.

OUTSIDE

The property is approached from a quiet lane via double electric gates leading to a stone gravelled drive with ample parking and a turning area. A further gated and cobbled inner courtyard provides garaging for two cars with two of the garages having been converted, one providing the utility room for the annexe and another a dedicated wine cellar. To the rear of the annexe is a further detached garage block with storage for three cars. The main gardens lie predominantly to the south and east of the property where there is a large level lawn bordered on three sides with mature shrubs, trees and plants. A secondary driveway leads along the eastern boundary providing access to the south where there is a paddock enclosed by post and rail fencing, a stable block and yard. The stable block has rendered elevations under a tiled roof and provides American style barn stabling for 3 horses, a tack room, store and shower room with power, light and water incorporated.

DIRECTIONS

Head west on the A303 from the south east and take the second exit signposted to Ilminster at the South Petherton roundabout. Continue for approximately 1 miles to the Lopen Head roundabout where there is a pub and take the 3rd exit on the right signposted to Hinton St George. Follow the lane towards the centre of the village, continue and turn left onto Merriott Road at the junction and proceed along this road for about 1/2 mile and the gates to Hinton Place are situated on the right hand side.

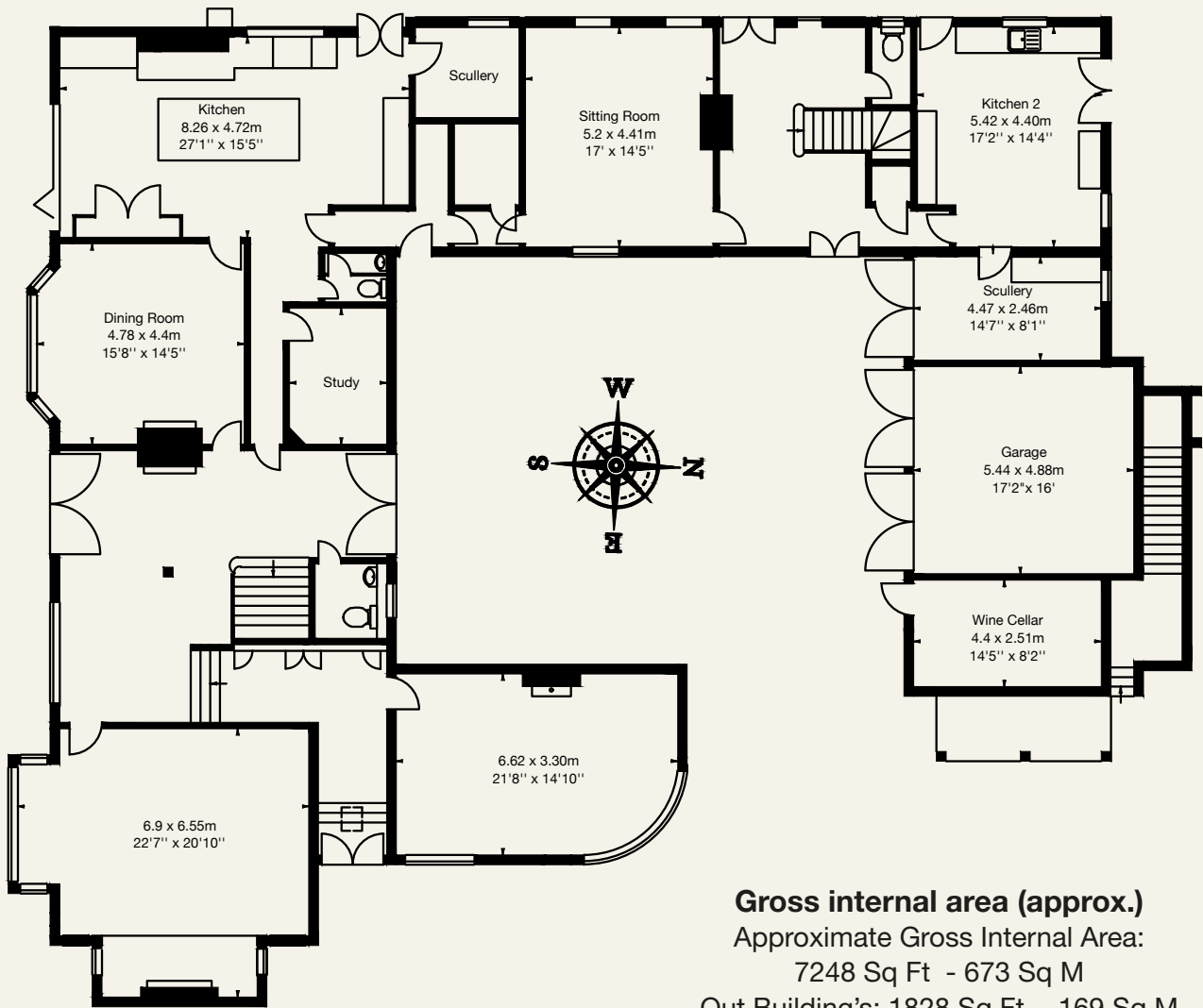
SERVICES

Private water supply, shared private drainage, mains electricity and gas.

LOCAL AUTHORITY

South Somerset District Council, The Council Offices, Brympton Way, Yeovil, Somerset BA20 2HT.
Tel: 01935 462462

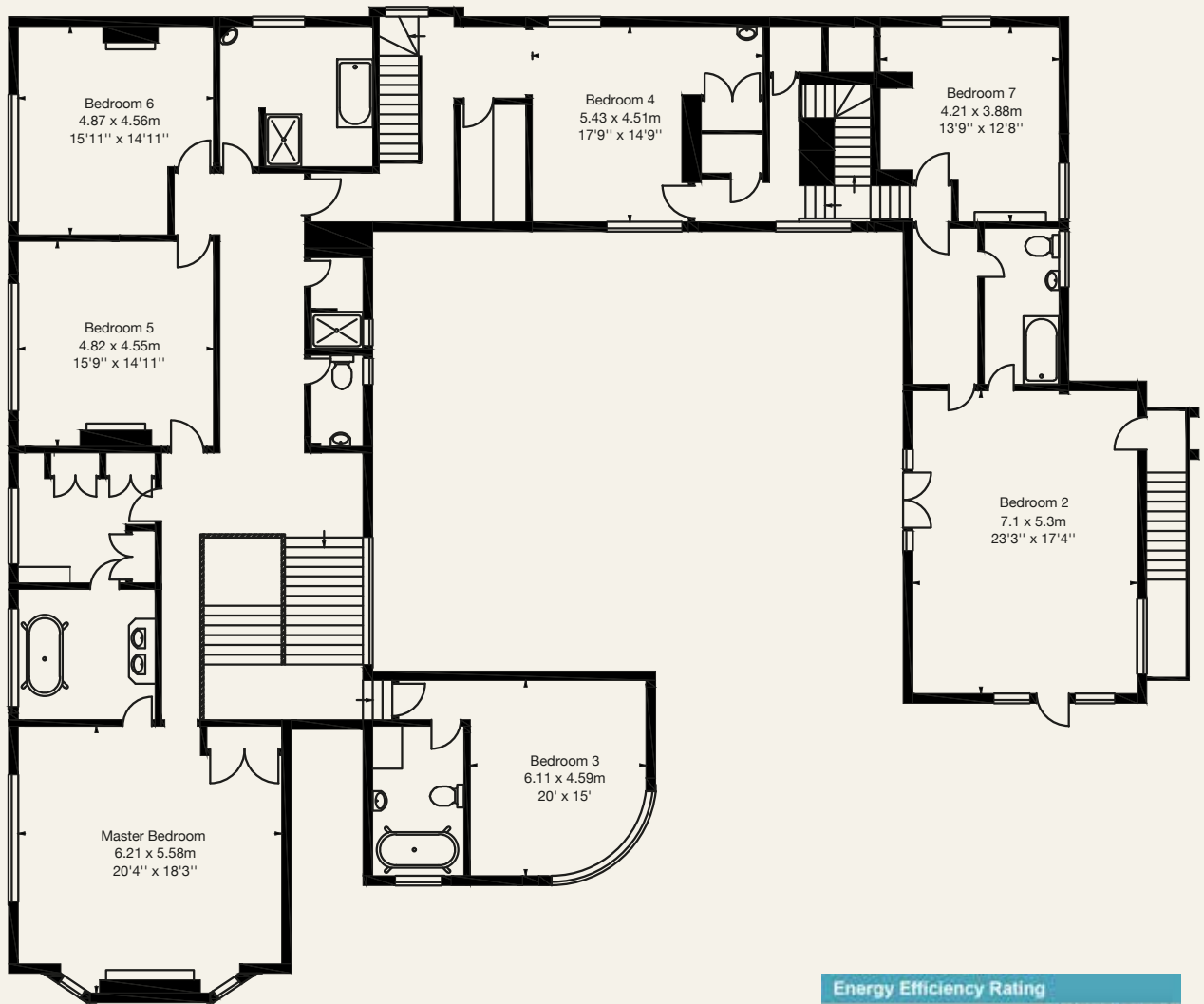




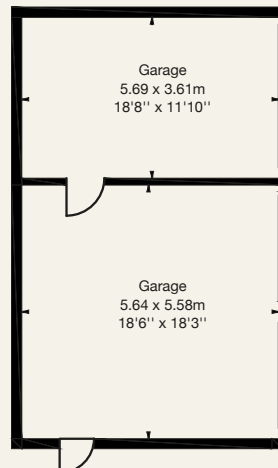
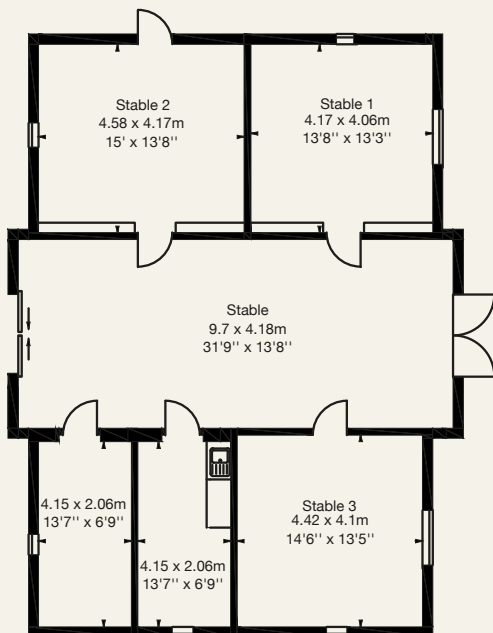
Ground Floor

Gross internal area (approx.)
 Approximate Gross Internal Area:
 7248 Sq Ft - 673 Sq M
 Out Building's: 1828 Sq Ft - 169 Sq M
 For identification only - Not to scale





First Floor





savills