

Court Gardens







Court Gardens

Frampton, Dorchester, Dorset, DT2 9NH

An attractive detached house set within approximately 4.6 acres of former parkland, offering four bedrooms and four reception rooms, together with a heated swimming pool, double garage and workshop. The property enjoys beautifully established gardens and grounds, with mature trees and the River Frome meandering through its southern boundary. Offered to market with no onward chain.

- Impressive detached house in parkland setting
- In all, circa 4.6 acres of grounds
- Potential to extend STPP
- Maiden Newton, approximately 3 miles, offers everyday amenities and a railway station.
- Council Tax Band G
- Large private driveway and garage
- 4 bedrooms, 3 reception rooms
- Walled front garden with outdoor heated pool
- Dorchester, just over 6 miles, provides a wider range of facilities and mainline to London
- Freehold

Offers Over £1,425,000

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SITUATION

Court Gardens occupies an attractive position within the hamlet of Southover, on the edge of the village of Frampton, surrounded by the beautiful Dorset countryside. Southover enjoys a friendly and thriving community, with an active village hall and church providing a focus for local events and activities. A weekly visiting bakery is another welcome feature of village life.

The property lies within the former parkland of Frampton Court, the landscape of which was designed by the renowned landscape architect Capability Brown, with a number of original trees planted during his work still surviving today. The surrounding countryside offers wonderful opportunities for walking and riding, with an extensive network of routes accessible directly from the property without the need to use main roads, making it particularly appealing for dog walkers and those who enjoy riding.

The nearby village of Maiden Newton, approximately 3 miles away, provides a good range of everyday amenities including a general store, post office, primary school, doctors' surgery and railway station, with services to Dorchester, Weymouth, Bath and Bristol. The county town of Dorchester is just over 6 miles to the south east and offers a wider range of shopping, schooling and leisure facilities, together with a mainline railway station providing services to London Waterloo.

DESCRIPTION

Court Gardens is an appealing detached house, built in 1992 in collaboration with the well-regarded local architect David Wren. Constructed of brick and flint beneath a tiled roof, the design takes inspiration from traditional period architecture whilst offering spacious and versatile modern accommodation. The property occupies a particularly attractive setting within the former parkland of Frampton Court, with established gardens, mature trees and the River Frome forming part of its grounds.

ACCOMMODATION

The accommodation is arranged over two floors and offers considerable flexibility. The reception hall features a Ham stone fireplace with wood-burning stove and leads through to an impressive drawing room with tall windows overlooking the gardens, a substantial stone fireplace with Jetmaster fire and double doors opening onto a courtyard. The kitchen provides space for informal dining and incorporates an Aga and electric hob, with an adjoining utility and boot room.













At the opposite end of the house are two further reception rooms, recently created as part of an extensive programme of works. Both enjoy southerly aspects and attractive views across the gardens, offering flexibility for formal dining, entertaining or additional sitting accommodation. A newly fitted ground floor bedroom and shower room complete the ground floor.

On the first floor are three further bedrooms, including a principal bedroom with en-suite bathroom, together with a newly fitted family bathroom. Planning permission has been approved for an extension to the kitchen and a first-floor extension to provide an additional en-suite bathroom and dressing room to the principal bedroom. There is also a large boarded loft offering potential for further accommodation, subject to the necessary consents.

OUTSIDE

The property is approached via a private no-through lane and sits within approximately 4.6 acres of delightful gardens and grounds.

The gardens are a particular feature, incorporating expansive lawns, mature specimen trees, well-stocked borders, stone steps and three ornamental ponds. A heated outdoor swimming pool is complemented by a paved terrace, whilst a gravelled driveway provides ample parking. There is also a double garage, workshop, log store and covered machinery store.

To the southern end of the grounds, the River Frome meanders through the property, creating an attractive natural boundary and providing a haven for wildlife.

SERVICES

Mains electricity. Private water via Borehole with dual filtration system. Private drainage via septic tank pumped into mains drainage. Oil fired central heating. PV Panels - Owned

Predicted broadband services and mobile coverage can be found on the Ofcom website. Vendors utilise Starlink services.

Local Authority: Dorset Council. Frampton Conservation Area. Areas of Outstanding Natural Beauty (England) Natural England: Dorset

VIEWINGS

Stirctly by Stags Estate Agents only.

DIRECTIONS

What3Words: ///framework.lawfully.potato

Google Drop Pin: https://maps.app.goo.gl/rGtLuby2QpjU5snn6

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

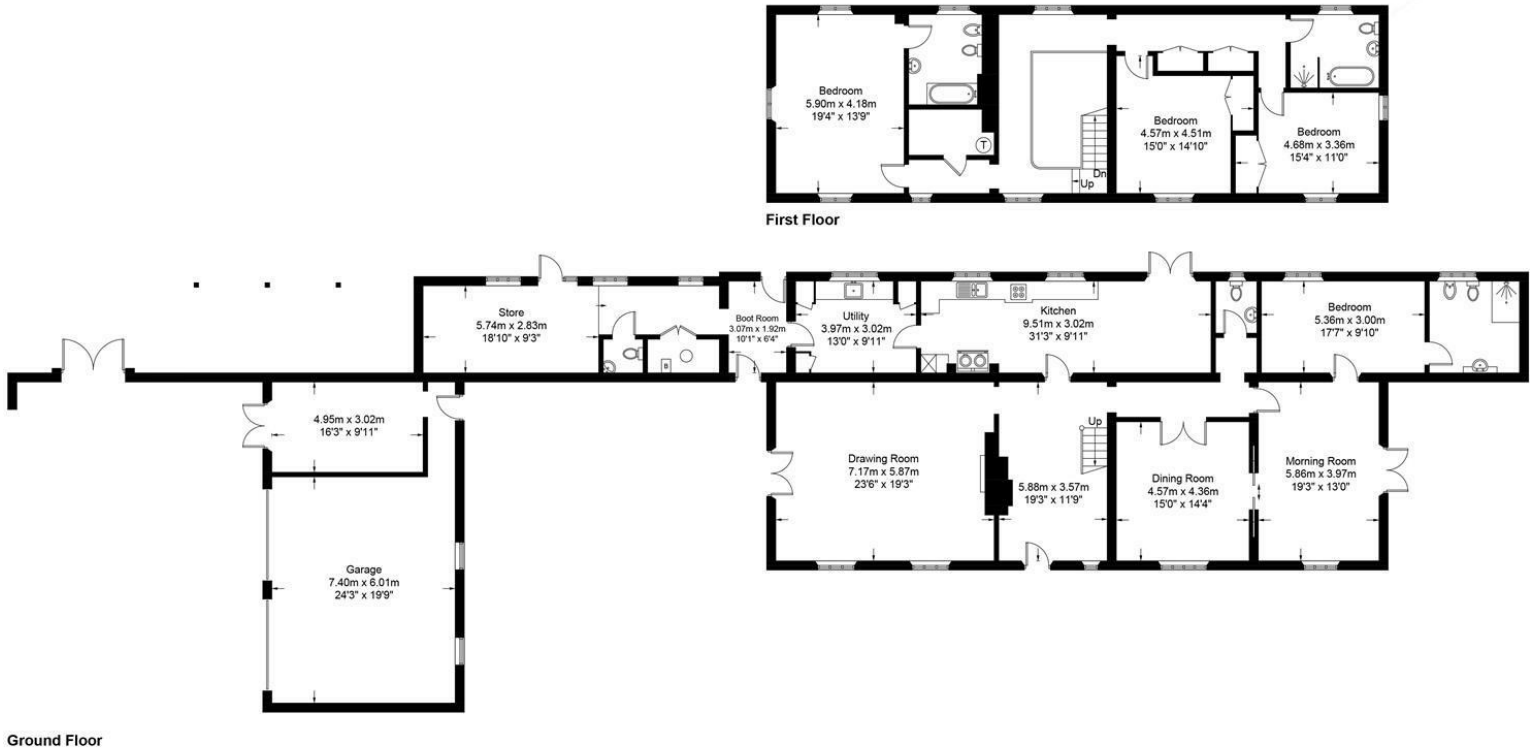
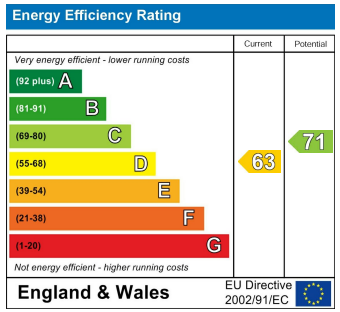


Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1086571)



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