



Ashton House

Ilminster

An exceptional, unlisted Edwardian country house nestled in beautiful, landscaped grounds of approximately 8.79 acres

Ashton House, Chaffcombe, Ilminster, Somerset TA20 4BD

Chard 2 miles, Crewkerne station 8.5 miles (London Waterloo 2 hours, 30 minutes), Lyme Regis 13.5 miles, Taunton 15 miles (London Paddington 1 hour, 45 mins), Castle Carey 27 miles (London Paddington 1 hour, 36 mins) Exeter Airport 29 miles, Bristol Airport 48 miles

Features:

Ground Floor: Entrance lobby | Reception hall | Drawing room | Sitting room | Kitchen/dining/family room | Garden room | Utility room | Pantry | Dog/boot room | Two cloakrooms

First Floor: Principal bedroom with dressing area and en-suite bathroom | Guest bedroom with en-suite | Four further bedrooms | Music/family room | Family bathroom | Shower room

Second Floor: Two bedrooms | Play room | Family bathroom
Extensive loft stores

Double garage with home office above | Double carport with floor above and EV charging point | Six garden stores

Walled swimming pool enclosure with pool house and changing rooms | All weather tennis court | Summer house
South facing gardens and grounds | Specimen trees
Meadowland | Vegetable Garden | Croquet lawn | Orchard

About 8.79 acres in all



The property

Situated in an accessible rural location, this magnificent Edwardian country house is set in an elevated position with far reaching views over unspoiled rolling countryside. Centrally positioned within its own land, the property is surrounded by beautifully maintained gardens and grounds and features a garage courtyard, a heated swimming pool and an all-weather tennis court.

Ashton House was built in 1914 and offers over 7600 sq. ft of light-filled accommodation with charming original features. The exterior has brick elevations, with decorative Tudor style rendering and timber-work. The interior has attractive fireplaces, ceiling mouldings and many charming original features. The principal reception rooms and bedrooms face south and have wonderful countryside views.

The reception hall provides an impressive entrance. Off to the right of it is a spacious drawing room and separate sitting room. Off to the left is a newly converted open plan bespoke kitchen, family room and garden room. This provides a stunning modern space perfect for family dining and entertainment. Bi-fold doors open onto an extensive south-facing terrace providing plenty of natural light and outside dining.

The kitchen itself has bespoke shaker style units, with a large central island and breakfast bar. It includes modern integrated appliances, a Quooker, an Aga and lots of well-planned cupboard space. Further ground floor space includes a utility room, pantry, dog/boot room and two cloakrooms.

Two staircases lead to the first floor accommodation. There are five double bedrooms and a bunk bedroom. A generous principal bedroom and en-suite bathroom, with a large original bath and double shower. The main guest bedroom also has an en-suite bathroom. The remaining bedrooms share a family bathroom and shower room. Another room is used as a music/play room.

The second floor provides an additional two bedrooms, family bathroom and play/sitting room.

Also, extensive full height, walk-in loft space. A third staircase leads from the ground floor, to a home office with 3 work stations, above a large enclosed garage.

Outside

A sweeping driveway with mature trees, topiary and thousands of spring bulbs, leads to a gravel parking area to the north of the house. This adjoins a garage courtyard with extensive outbuildings. The double open garage benefits from an EV charger.

The grounds include a tennis court with summerhouse and a fully walled swimming pool and pool house.

Gardens and Grounds

Ashton House is surrounded by attractive landscaped gardens and immaculate grounds that total about 8.79 acres. The formal part of the garden is to the south of the house. There is a large paved terrace which looks out over this southern elevation and offers sweeping views of the countryside and the garden.

The gardens are elegantly arranged with paved pathways that weave through flowerbeds and carefully maintained yew topiary. At the heart of the garden stands a magnificent oak tree, serving as a striking focal point and dominating the principal lawn. Beyond this lawn and surrounding the house are ancient meadowlands, with beautiful wild flowers in the summer.

A substantial courtyard was built in 2004. There are six garden stores, a double open garage with a large second floor room above it. There is plenty of potential for extra accommodation or extra office space. To the east of the property a fully walled enclosure encompasses the heated swimming pool, which has a security cover. South of this is a well maintained all-weather tennis court.

There is also a vegetable garden, croquet lawn, chicken run, orchard and many specimen trees.











Location

The property is set in a beautiful rural location, surrounded by rolling Somerset countryside. It is positioned between the Dorset National Landscape and the Blackdown Hills National AONB. There is excellent walking, riding and cycling direct from the property.

Ashton is just on the edge of the charming village of Chaffcombe, which has a church and active village hall. The market towns of Ilminster and Chard are a couple of miles away and offer regular farmers' markets, as well a wide range of other facilities and shops.

Crewkerne, Yeovil and Taunton are within easy reach. Ashton is also close to the famous Jurassic coastline with its miles of beaches and coastal paths. Just 13 miles away is the picturesque coastal town of Lyme Regis with its historic harbour and Cobb, well known sandy and pebble beaches and interesting shops and restaurants.

The whole area is well served with excellent pubs, cafes and restaurants.

There are 4 well known Houses and Gardens to explore in the immediate area. As well as Windwhistle Golf and Fitness Club just 2 miles away. A large public swimming pool and excellent tennis club in Chard. Also nearby are a croquet club, bridge club, a yoga and pilates barn and lots of activities for children.

There is an excellent choice of schooling in the area including Avishayes Community Primary School, Chard Independent Prep School, Taunton School, King's College, Queen's College and Perrott Hill.

The nearby A30 and A303 give excellent connections to Devon and Cornwall, as well as London.

Directions

TA20 4BD

///what3words: legal.hoping.tailwind

General Information

Local Authority: South Somerset

Council Tax: Band H

Tenure: Freehold

Services: Mains electricity. Private water supply with an additional large underground water tank for rainwater collection. Newly installed private drainage system which is compliant with current regulations. Oil fired central heating.

A full fire and security alarm system is fitted at the property along with surveillance cameras fitted around the outside of the house.

Mobile coverage/broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. Super fast fibre broadband connected.

Wayleaves and Easements: This property is sold subject to any wayleaves or easements whether mentioned in these particulars or not.

Guide Price: £2,950,000





Approximate Area = 7657 sq ft / 711.3 sq m (excludes chemical, wood, garden store & carport)

Including Limited Use Area(s) = 571 sq ft / 53 sq m

Garage = 366 sq ft / 34 sq m

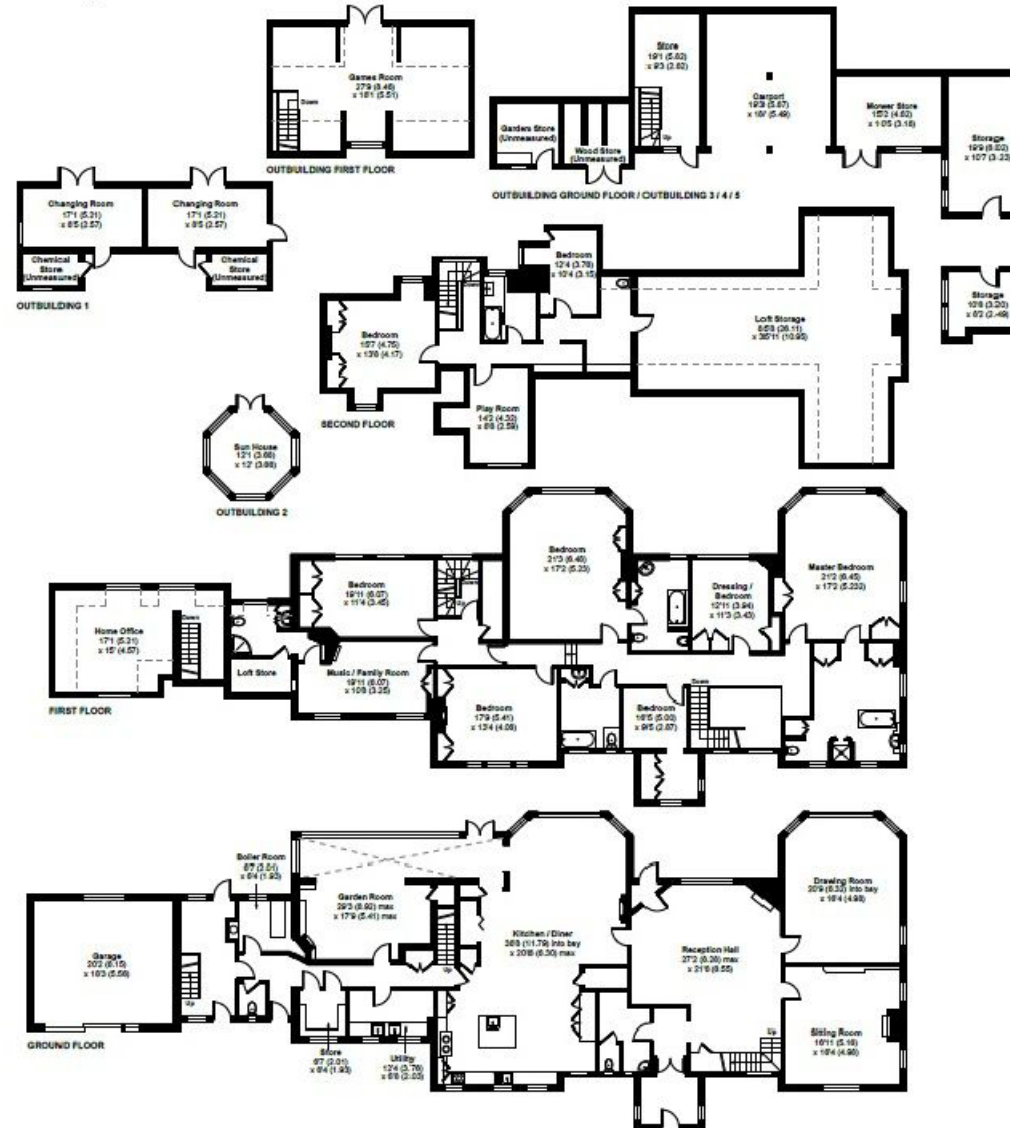
Outbuilding = 1342 sq ft / 124.6 sq m

Total = 9936 sq ft / 922.9 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2023.

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