

# Rolfe East



Compton Road, Over Compton, DT9 4QY

Asking Price £995,000

- PRESTIGIOUS VILLAGE ADDRESS - OVER COMPTON DT9.
- OVERALL PLOT EXTENDS TO 0.4 ACRES (JUST OVER A THIRD OF AN ACRE).
- STUNNING VIEWS AT THE REAR. SOUTH-FACING FRONT ASPECT.
- FANTASTIC LEVEL OF NATURAL LIGHT.
- STUNNING EXTENDED DETACHED HOUSE - SUBJECT OF FULL REFURBISHMENT.
- TWO AND A HALF CAR DETACHED GARAGE AND GARDEN STORE.
- OIL-FIRED CENTRAL HEATING, UNDER FLOOR HEATING AND NEW uPVC DOUBLE GLAZING.
- FLEXIBLE ACCOMMODATION EXTENDS TO 3230 SQUARE FEET.
- GATED PRIVATE DRIVEWAY PARKING FOR EIGHT CARS OR MORE.
- GROUND FLOOR FIFTH BEDROOM/STUDIO WITH ATTACHED SHOWER ROOM.

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# Stonecroft Compton Road, Over Compton DT9 4QY

NO FURTHER CHAIN. 'Stonecroft' is a substantial (3230 square feet), extended, beautifully presented, mature, detached house situated in a highly sought-after edge-of-village address a short drive to both Sherborne and Yeovil towns. The property stands in a glorious, elevated, semi-rural position enjoying fantastic views and in a plot of approximately a third of an acre (0.4 acres). The house boasts a detached two-and-a-half car garage, garden store and gated, sweeping private driveway approach providing parking for eight cars or more at the front and side. There is a lovely south facing garden at the front. This garden continues to the side and rear with the rear adjoining fields. The house is heated via an oil-fired radiator central heating system and under floor heating and also boasts new uPVC double glazing. The current owner has extended and refurbished the house to a very high, tasteful standard throughout. The well-arranged, deceptively spacious accommodation enjoys a fantastic level of natural light from large feature windows and triple aspects in many of the rooms. There are also extensive views enjoyed from many of the windows. The accommodation is very flexible offering scope to work from home or accommodate a self-contained ground floor one bedroom annex with shower room and separate, private entrance. It comprises entrance reception hall, large sitting room, dining room/snug, 'wow-factor' open-plan kitchen/dining room, office, rear lobby, ground floor double bedroom/studio room and ground floor Shower room WC with utility cupboard. On the first floor there is a large half-gallery landing, large master bedroom with walk-in wardrobe and en-suite shower room, three further double bedrooms and a first floor luxury family bathroom. There are fabulous countryside walks from nearby the front door. The house is within a stones throw of the exclusive, quintessential village centre with two local country pubs nearby. **MUST BE VIEWED INTERNALLY!**



Council Tax Band: G



The picturesque villages of Over Compton and its sister and adjoining village of Nether Compton are nestled among meandering country lanes, attractive woodland and rolling countryside. Along with old stone cottages and listed buildings including the imposing Grade II listed Compton House, the location offers a peaceful retreat from busy city life and commuting to work with numerous opportunities for walks allowing you to take in the beautiful countryside and diverse wildlife. The Comptons has a vibrant village life with weekly community activities and an annual summer fete on the village green. The Compton cricket club located in a lovely country setting is just a short walk away and is a wonderful place to enjoy village life on sunny summer evenings. It is only a short drive to the historic town centre of Sherborne and the mainline railway station to London Waterloo.



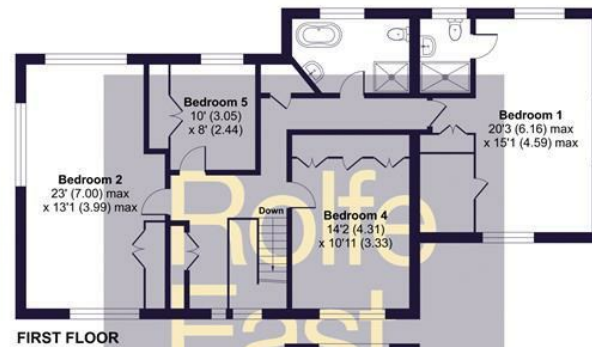
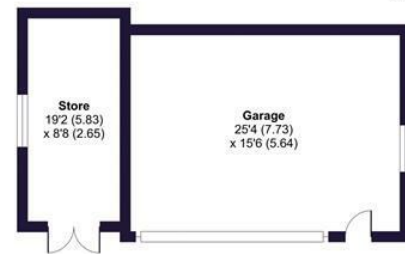




## Stonecroft, Over Compton, Sherborne, DT9

Approximate Area = 2595 sq ft / 241 sq m  
Garage = 469 sq ft / 43.5 sq m  
Outbuilding = 166 sq ft / 15.4 sq m  
Total = 3230 sq ft / 299.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2026. Produced for Rolfe East Sherborne Ltd. REF: 1465113



## Viewings

Viewings by arrangement only.  
Call 01935 814 929 to make an appointment.

## Council Tax Band

G

| Energy Efficiency Rating                             |         |           |
|------------------------------------------------------|---------|-----------|
|                                                      | Current | Potential |
| Very energy efficient - lower running costs          |         |           |
| (92 plus) <b>A</b>                                   |         |           |
| (81-91) <b>B</b>                                     |         |           |
| (69-80) <b>C</b>                                     |         |           |
| (55-68) <b>D</b>                                     |         |           |
| (39-54) <b>E</b>                                     |         |           |
| (21-38) <b>F</b>                                     |         |           |
| (1-20) <b>G</b>                                      |         |           |
| Not energy efficient - higher running costs          |         |           |
| <div> <div></div> <div>64</div> <div>75</div> </div> |         |           |
| <b>England &amp; Wales</b>                           |         |           |
| EU Directive 2002/91/EC                              |         |           |