

# Rolfe East



## Lattiford Estate, Lattiford, BA9 8AH

Guide Price £850,000

- DETACHED MODERN HOUSE WITH 5 DOUBLE BEDROOMS AND 4 BATHROOMS.
- USE OF 12 ACRES OF STUNNING PARKLAND AND TENNIS COURT ON THE DOORSTEP.
- LOVELY OPEN-PLAN KITCHEN BREAKFAST ROOM.
- SUPERB COUNTRYSIDE WALKS AND DOG WALKS ON THE PRIVATE ESTATE.
- NEARLY 2 ACRES OF GARDEN AND PRIVATE PADDOCK.
- LPG FIRED UNDER FLOOR HEATING ON BOTH FLOORS AND TIMBER DOUBLE GLAZING.
- SITUATED ON THE IMPRESSIVE LATTIFORD ESTATE IN HOLTON NEAR WINCANTON.
- DOUBLE GARAGE AND DRIVEWAY PARKING FOR TWO CARS.
- EXTENSIVE FLEXIBLE ACCOMMODATION (2889 SQUARE FEET) WITH 4 RECEPTION ROOMS
- EXCELLENT ACCESS TO THE A303 TRUNK ROAD TO LONDON AND THE SOUTH WEST.

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# Cedar House Lattiford Estate, Lattiford BA9 8AH

WITH NEARLY TWO ACRES OF PRIVATE PADDOCK LAND PLUS THE USE OF TWELVE ACRES OF GLORIOUS PARKLAND ON YOUR DOORSTEP! 'Cedar House' is a simply superb, deceptively spacious (2889 square feet), double-fronted, five double bedroom, detached, extended, modern house built in a period style in 2004. This huge home is situated on the Lattiford Estate in the grounds of a handsome, Grade II listed, period home and 12 acres of parkland and groomed grounds. This house comes with a private garden and plot of approximately a quarter of an acre (0.22 acres) and a further paddock extending to over one and a half acres (1.6 acres approximately) with vehicular access, giving a total of just under two acres (1.88 acres approximately). The house also has the use of the 12 acres of parkland and grounds attached to the main house, plus tennis courts and outbuildings. This is subject to a yearly maintenance charge of currently £1000 per annum. The house boasts a private driveway providing off road parking for two cars leading to an attached double garage. The house is in excellent decorative order throughout and boasts bespoke timber period-style double glazing and LPG fired under floor heating on both floors. The highly flexible accommodation enjoys a good level of natural light and comprises entrance vestibule, entrance reception hall, sitting room with open fireplace, dining room with open fireplace, huge garden room (with electric under floor heating), open-plan kitchen breakfast room with butlers pantry, large boot room / drying room, office and ground floor WC / cloakroom. On the first floor, there is a landing area, master double bedroom with en-suite shower room, second double bedroom with en-suite wet room, third double bedroom with en-suite wet room, two further double bedrooms (five in total) and a family bathroom. There is outstanding countryside surrounding you, from your front door – ideal for children to explore, cycling or dog walks.



Council Tax Band: F



The centre of Holton village is only a short walk away and is a designated conservation area, featuring the 14th century Church of St. Nicholas, a Grade II\* listed building, and the 16th century coaching inn, The Old Inn country pub and restaurant. There are very good local facilities in the town of Wincanton nearby and excellent access to the A303 trunk road to London and the South West. Supermarkets and local butcher, dry cleaner, Medical Center, Veterinary Centre and a vibrant high street in Wincanton (5 mins). There are mainline stations at Templecombe (10 mins), Castle Cary (15 mins) and Sherborne (15 mins) all have numerous direct trains to London (approx. 2 hours). The Newt in Somerset (10 mins) Hauser and Wirth (15 mins) Roth Bar and Grill (15 mins). Both Bruton and Sherborne are a 15 minute drive and have boutique high street and cafes, restaurants, Waitrose (Sherborne) and independent shops and schools. Sherborne has also recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House. It is also a short drive to the mainline railway station in Sherborne, making London Waterloo directly in just over two hours.

This property is ideal for aspiring families looking for somewhere pleasant to settle in this exceptional area. It also may appeal to the pied-a-terre market linked to London.

Paved pathway to front door, outside light, double glazed and panelled front door leads to

**ENTRANCE PORCH / BOOT ROOM:** Double glazed and panelled front door leads to entrance reception hall.

**ENTRANCE RECEPTION HALL:** 16'6 Maximum x 7'2 Maximum

A useful reception area providing a heart to the home, ceramic tiled floor, staircase rises to the first floor, panelled door leads to understairs storage cupboard space, period style ceiling coving, panelled doors lead off the entrance reception hall to the main rooms.

**SITTING ROOM:** 19'7 Maximum x 15' Maximum

A generous room enjoying a light dual aspect with double glazed window to the side enjoying a sunny south easterly aspect, double glazed window to the rear, double glazed double French doors open to the garden room, period style ceiling coving, inset ceiling lighting, period style open fireplace, slate hearth, decorative surrounds, TV point, telephone point, double glazed double French door leads to the dining room / garden room.

**GARDEN ROOM / DINING ROOM:** 29'7 Maximum x 12'5 Maximum

A well-presented, huge room, double glazed windows to the rear overlooking the main side garden and to the rear, double glazed ceiling light windows, two sets of double glazed double French doors to the rear, ceramic floor tiles, third set of double French doors open from the garden room / dining room to the snug / second reception room.

**SNUG / SECOND RECEPTION ROOM:** 15'11 Maximum x 12'5 Maximum

Double glazed window to the front, period-style open fireplace, period-style ceiling coving, fitted bookshelves and cupboards, panelled doors lead back to entrance reception hall.

**OFFICE –** 11'5 Maximum x 8'2 Maximum

Double glazed window to the rear, ceramic floor tiles, extensive hardwood fitted bookshelves and desk.

Double panelled doors from entrance reception hall leads to the open-plan kitchen breakfast room providing a full through-measurement of 22'8.

**OPEN-PLAN KITCHEN BREAKFAST ROOM:** 24'7 Maximum x 15'6 Maximum

A fantastic open-plan space enjoying a range of contemporary Shaker-style kitchen units comprising solid granite work surfaces and surrounds, inset stainless steel one and a half sink bowl, mixer tap over, stainless steel Kenwood range-style oven with five burner gas hob and electric oven and grill, stainless steel splashback with stainless steel cooker hood extractor fan over, a range of drawers and cupboards under, integrated dishwasher,

integrated fridge, fitted larder cupboard, island unit with breakfast bar, hardwood work surface, pan drawers under, ceramic floor tiles, telephone point, inset ceiling lighting, double glazed period-style sash windows to the front, further kitchenette area with hardwood work surface with surrounds, inset stainless steel sink bowl with mixer tap over, cupboards under, double glazed window to the rear, entrance leads to utility room.

**UTILITY ROOM:** 18'4 Maximum x 7'11 Maximum

Ceramic floor tiles, two double glazed Velux ceiling windows to the side, double glazed door to the rear garden, two double glazed windows to the rear, space for upright fridge freezer or drinks cooler, an extensive range of fitted cupboards, cupboard houses unvented hot water cylinder and immersion heater, slatted shelving, further storage cupboard, space and plumbing for washing machine, further storage cupboards, ceramic floor tiles, integral door leads to double garage.

Panelled door from the entrance reception hall leads to cloak room.

**CLOAKROOM:** Fitted low level WC, wall mounted wash basin, tiled floor, tiling to dado height, extractor fan.

Staircase rises from the entrance reception hall to the first floor landing. A generous landing area, inset ceiling lighting, ceiling hatch to loft storage space, panelled door leads to the linen cupboard with slatted shelving, double glazed Velux ceiling window to the rear, panelled doors lead off the landing to the first floor rooms.

**MASTER BEDROOM:** 20'3 Maximum x 14'3 Maximum

A generous double bedroom enjoying a light dual aspect with double glazed window to the rear overlooking the main garden, double glazed window to the front, two illuminated alcoves, two fitted wardrobes, panelled door leads to en-suite shower room.

**EN-SUITE SHOWER ROOM:** 6'3 Maximum x 6'4 Maximum

A modern white suite comprising low level WC, wash basin in stone work surface and surrounds, cupboards under, shower cubicle with wall mounted mains shower over, tiling to splash prone areas, ceramic floor tiles, double glazed window to the rear, shaver light and point, chrome heated towel rail.

**BEDROOM TWO:** 15'10 maximum x 10'7 maximum. A generous double bedroom, double glazed windows to the front enjoying pleasant countryside views, under floor heating, telephone point. Panel door leads to

**EN-SUITE WET ROOM:** 6' maximum x 6'3 maximum. Fitted low level WC, circular wash basin in work surface with cupboards under, tiled walls and floor, floor drain, wall mounted mains shower, chrome heated towel rail, extractor fan.

**BEDROOM THREE:** 11'6 maximum x 10'11 maximum. A third double bedroom, double glazed window to the side, under floor heating. Panel door leads to

**EN-SUITE WET ROOM:** 6'7 maximum x 4'11 maximum. A modern white suite comprising fitted low-level WC, circular wash basin in work surface and cupboard under, tiled walls and floor, wall mounted mains shower over, floor drain, double glazed window to the side, extractor fan, chrome heated towel rail.

**BEDROOM FOUR:** 11'8 maximum x 8'7 maximum. A fourth double bedroom, double glazed window to the front, underfloor heating.

**BEDROOM FIVE:** 12' maximum x 9'5 maximum. A fifth double bedroom, double glazed window to the front enjoying pleasant countryside views, underfloor heating, double panel doors lead to fitted wardrobe cupboard space.

**FAMILY BATHROOM:** 7'9 maximum x 6'10 maximum. A modern white suite comprising low level WC, pedestal wash basin, panel bath with mains shower tap arrangement over, tiling to splash prone areas, ceramic floor tiles, chrome heated towel rail, mirrored bathroom cabinet, double glazed window to the side, extractor fan.

#### OUTSIDE:

At the front of the property there is a private driveway providing off road parking for 2 cars, outside lighting, area to store recycling containers and wheelie bins.

Two double timber up-and-over garage doors give access to

**ATTACHED DOUBLE GARAGE:** 18'3 maximum x 17'9 maximum. A generous double garage, light and power connected, fitted workbench and shelving, tap, space for freezer, tumble dryer etc. Personal door leads to the utility room, light and power connected, entrance to loft storage above.

#### GARDENS:

The front garden is particularly pretty with mature topiary hedges. Paved pathway leads to the front door with outside security lighting, a lawned area enclosed by mature hedges.

Timber side gates give access to the main side garden.

**MAIN GARDEN** is situated at the side of the property on the northern side of the house and is particularly pretty. It is laid mainly to lawn and boasts a variety of well stocked flowerbeds and borders, enclosed by mature hedges, a variety of mature trees, plants and shrubs. Well stocked flowerbeds, paved patio seating area, outside lighting.

The main garden continues to the rear of the property where there is a private timber decked patio seating area enclosed by timber fencing, outdoor tap, outdoor power point, access to the utility room.

Double timber gates at the rear of the main garden give access to a private road. Timber five bar gates give access to

**PADDOCK:** Extends to over one and a half acres (1.6 acres approximately).

**GROUNDS OF LATTIFORD ESTATE:** The owners of this property have access and use of approximately 12 acres of groomed grounds, parkland and tennis court. There is a service charge contribution of approximately £1000 a year.

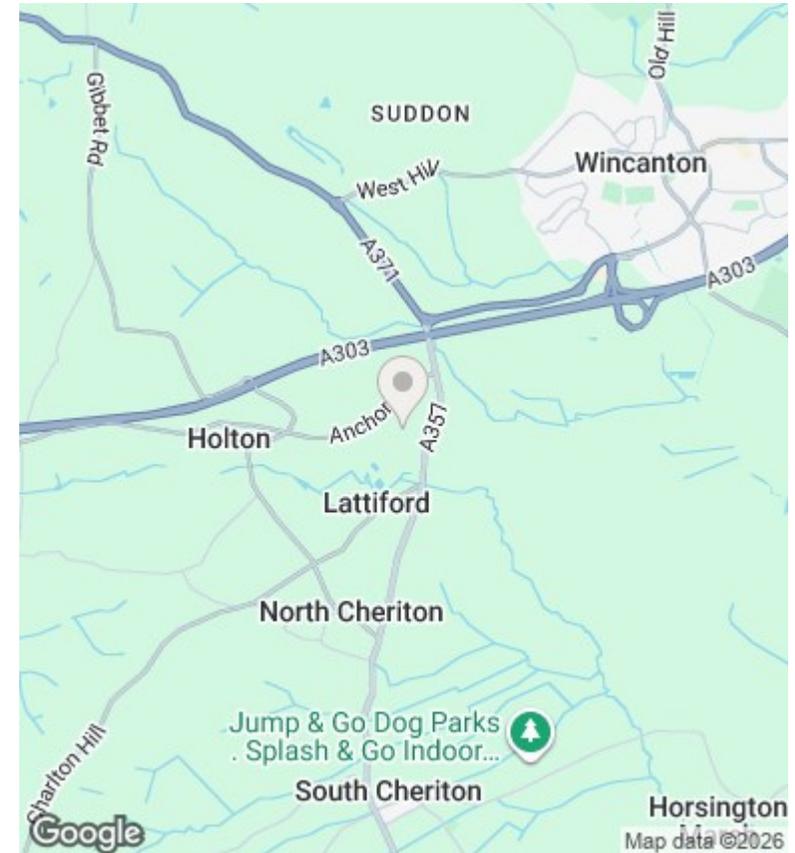




Holton, Wincanton, Somerset, BA9



Approximate Gross Internal Floor Area 2889 sq. ft / 268.42 sq. m  
 © 2023 Rolfe East Sherborne. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. Whilst every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.



## Directions

## Viewings

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

## Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>	56	65
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	