



Golden Valley, Charlton Horethorne, Sherborne, DT9

Guide Price: £1,600,000

Freehold

Kanville Barn

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 4  4  2  3,272 sq ft

Luxury Barn Conversion

Four Bedrooms all with En Suites

Far Reaching Countryside Views

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ABOUT THE PROPERTY

KingsLand Property are delighted to offer this outstanding development of four individually designed properties to be constructed alongside the newly renovated Golden Valley Farmhouse, set in the idyllic village of Charlton Horethorne on the Somerset/Dorset border. Built by renowned developers, Hopkins Estates, these high specification homes will retain existing architectural features whilst providing the very best example of contemporary luxury living.

At Golden Valley, each property provides open plan living with stylish kitchens, dining and living areas, a utility room, luxurious en-suite bedrooms and beautifully proportioned private gardens with off-road parking and either a double car port or garage. An Eco-responsible approach is at the forefront of these exceptionally designed homes which will include air source heating and thoughtfully planned, energy-efficient construction.

KANVILLE BARN - A WONDERFUL OPPORTUNITY TO ACQUIRE A DETACHED 4-BEDROOM BARN CONVERSION SITUATED ON THE SITE OF GOLDEN VALLEY FARM.

GROUND FLOOR

Entering the spacious hallway, stairs rise to the first floor. The right wing of the home opens to the living area, with doors opening onto the rear garden and flowing through to an open-plan dual-aspect dining room and kitchen. This impressive space features a vaulted ceiling and expansive glazing, flooding the room with natural light. The contemporary kitchen will be fitted with high-quality appliances and a central island with breakfast bar, providing generous worktop space ideal for both everyday living and entertaining. A door leads through to the fitted utility room with inset sink and external door to the front aspect.

The left wing of the ground floor accommodates a bedroom suite with its own en-suite shower room and dressing room, along with a study, WC, storage cupboard and internal access to the double garage.



FIRST FLOOR

The first-floor principal bedroom enjoys a Juliet balcony with uninterrupted rural views and is complemented by a well-appointed en-suite bathroom with couples basins, and a dressing room. Across the landing are two further double bedrooms; one benefitting from an en-suite shower room and built-in wardrobes, and the other enjoying its own en-suite shower room and exceptional far-reaching views.

OUTSIDE

Kanville Barn is approached via a shared driveway from Water Lane, leading to a gated private driveway with manicured front garden, double garage, parking for several vehicles, an EV charging point, four-bay secure cycle store and bin storage area. The rear garden is predominantly laid to lawn and complemented by a patio accessed from both the living and dining room, providing an ideal space for outdoor dining.

An early reservation will provide the opportunity to ensure that kitchen and bathroom aesthetics can be individualised to your own requirements.



Proposed South East Elevation



Proposed South West Elevation

What3Words///pounces.elders.action

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: TBC

Local Authority: Somerset

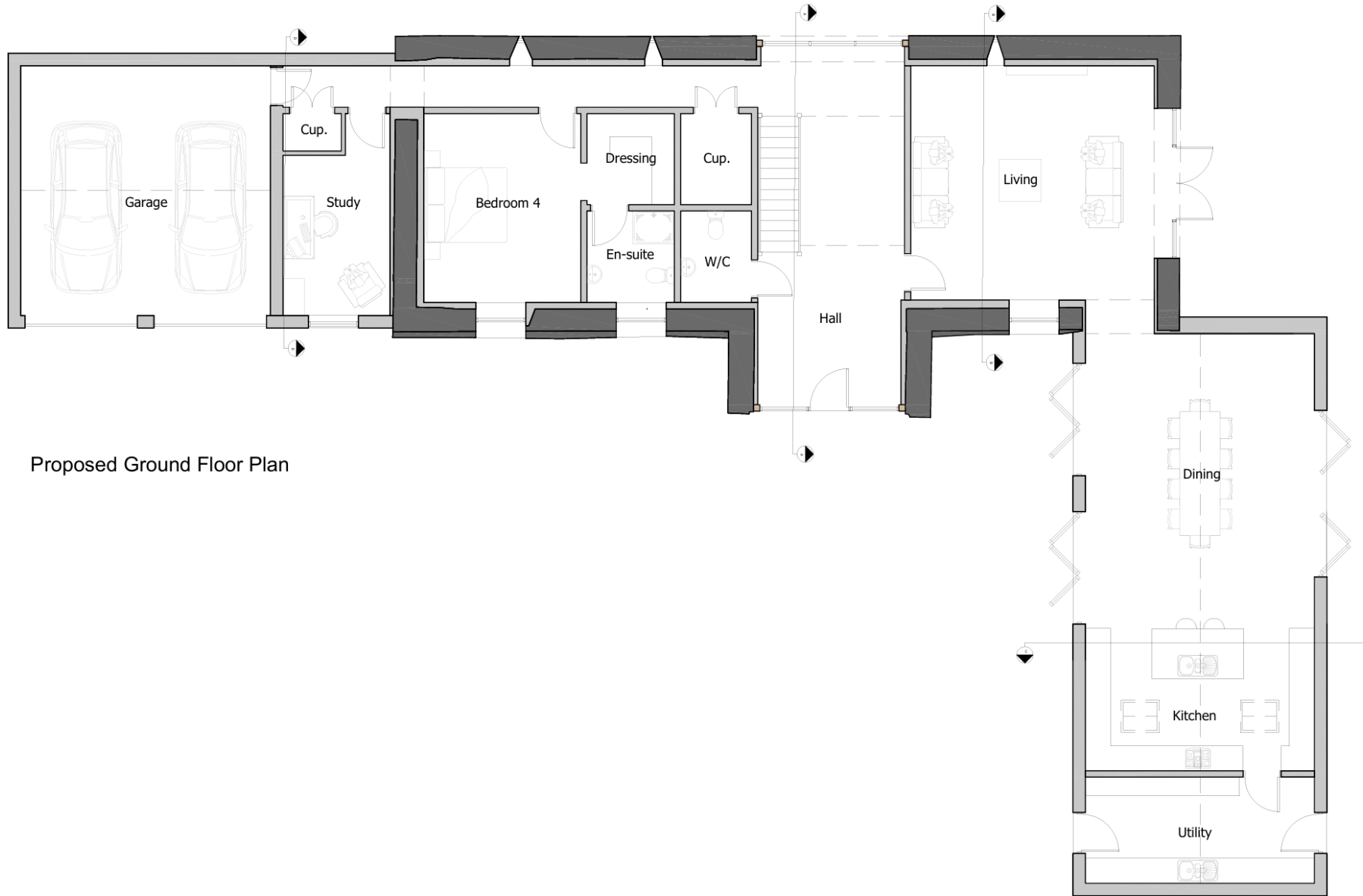
Services: Air Source Heat Pump, Mains Water, Mains Drainage, EV Charging Point, Wessex Internet Fibre Optic Ultrafast Broadband, Electricity and Telephone all subject to the usual utility regulations.

VIEWING

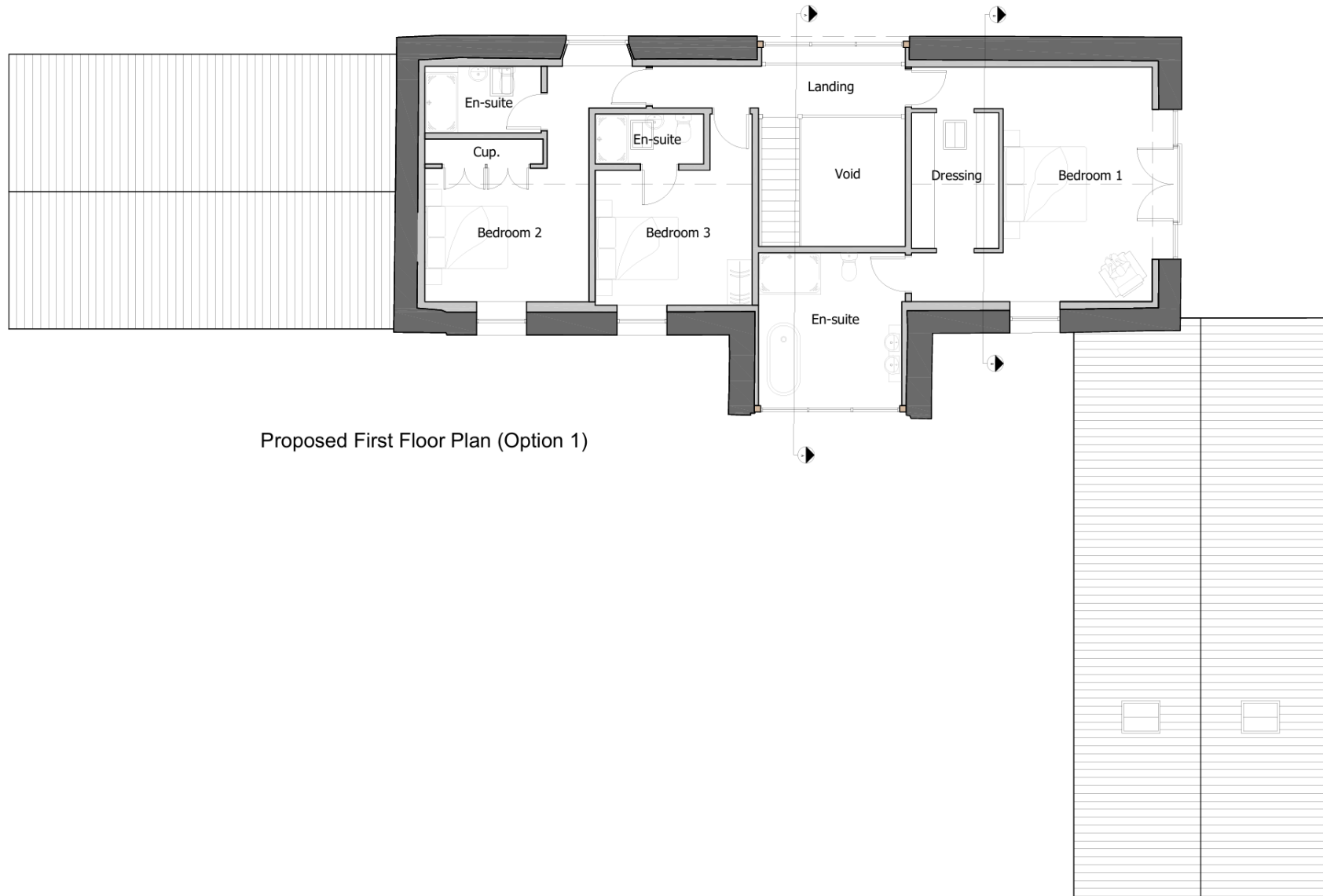
Strictly by appointment with the agents at
KingsLand Property.

Tel: 01963 34455

Email: sales@kingslandproperty.com



Proposed Ground Floor Plan



Proposed First Floor Plan (Option 1)



KingsLand
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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.