



Golden Valley, Charlton Horethorne, Sherborne, DT9

Guide Price: £1,600,000

Freehold

Hareturna House

Golden Valley, Charlton Horethorne, Sherborne, DT9

 4  4  2  3,380 sq ft

Luxury New-Build Home

Four Bedrooms all with En Suites

Amazing 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.

HARETURNA HOUSE - A WONDERFUL OPPORTUNITY TO ACQUIRE A NEW-BUILD 4-BEDROOM DETACHED HOUSE SITUATED ON THE SITE OF GOLDEN VALLEY FARM.

GROUND FLOOR

Upon entering the property, the hallway offers excellent storage with a large double cupboard. The right wing of the home opens into an impressive open-plan kitchen, dining and living space, defined by a vaulted ceiling and expansive glazing that floods the room with natural light while framing far-reaching countryside views and providing seamless access to the garden. The contemporary kitchen will be fitted with high-quality appliances, a central island with breakfast bar, offering generous worktop and entertaining space. Internal doors lead to the utility room, which has an external door to the garden and access to the double garage. The left wing of the ground floor accommodates two double bedrooms, each benefitting from its own en-suite shower room, along with a study, a cloakroom WC, and a living room with French doors opening directly onto the garden.



Proposed North East Elevation



Proposed North West Elevation



FIRST FLOOR

The first floor offers two exceptional double bedroom suites. The principal bedroom is a particularly impressive space, enjoying a Juliet balcony with uninterrupted rural views and complemented by a luxurious en-suite bathroom with bath, separate shower, twin basins, and an adjoining walk-through dressing room. Across the landing, a further double bedroom also benefits from a Juliet balcony, an en-suite shower room and its own dressing area.



Proposed South West Elevation



Proposed South East Elevation



OUTSIDE

Externally, Hareturna is approached from Daw's Lane via a private gated driveway providing parking for several vehicles, alongside a detached double garage, EV charging point, four-bay secure cycle store and bin storage area. The rear garden is predominantly laid to lawn and is enhanced by a generous patio accessed from both the living room and the open-plan kitchen, dining and family space, creating an ideal setting for outdoor entertaining while taking in the open countryside beyond.

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

What3Words///mock.loses.bluffing

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: TBC

Local Authority: Somerset

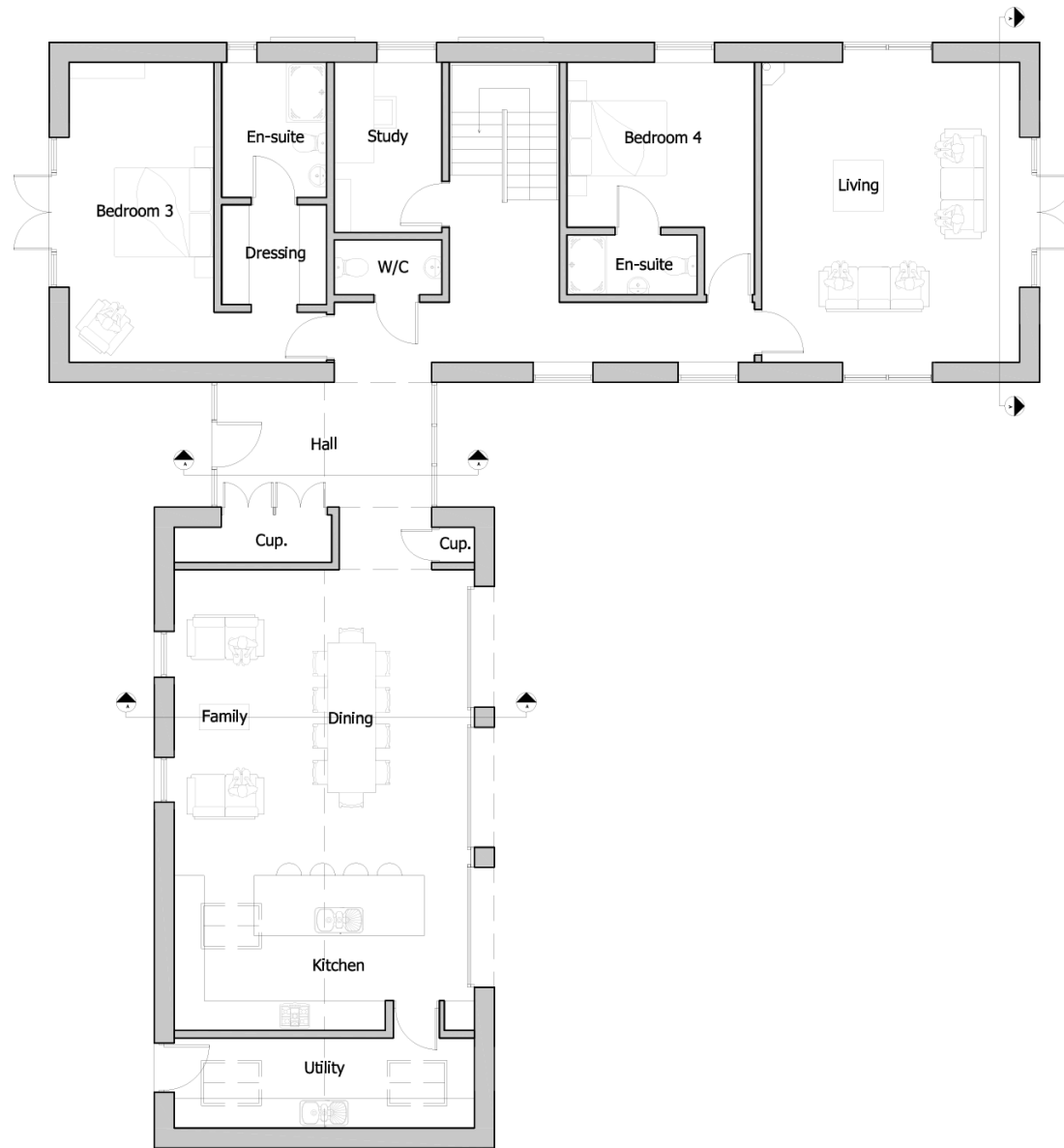
Services: Air Source Heat Pump, Mains Water, Mains Drainage, EV Charging Point, Wessex Internet Fibre Optic Ultrafast Broadband, Electricity and Telephone all subject to the usual utility regulations.

VIEWING

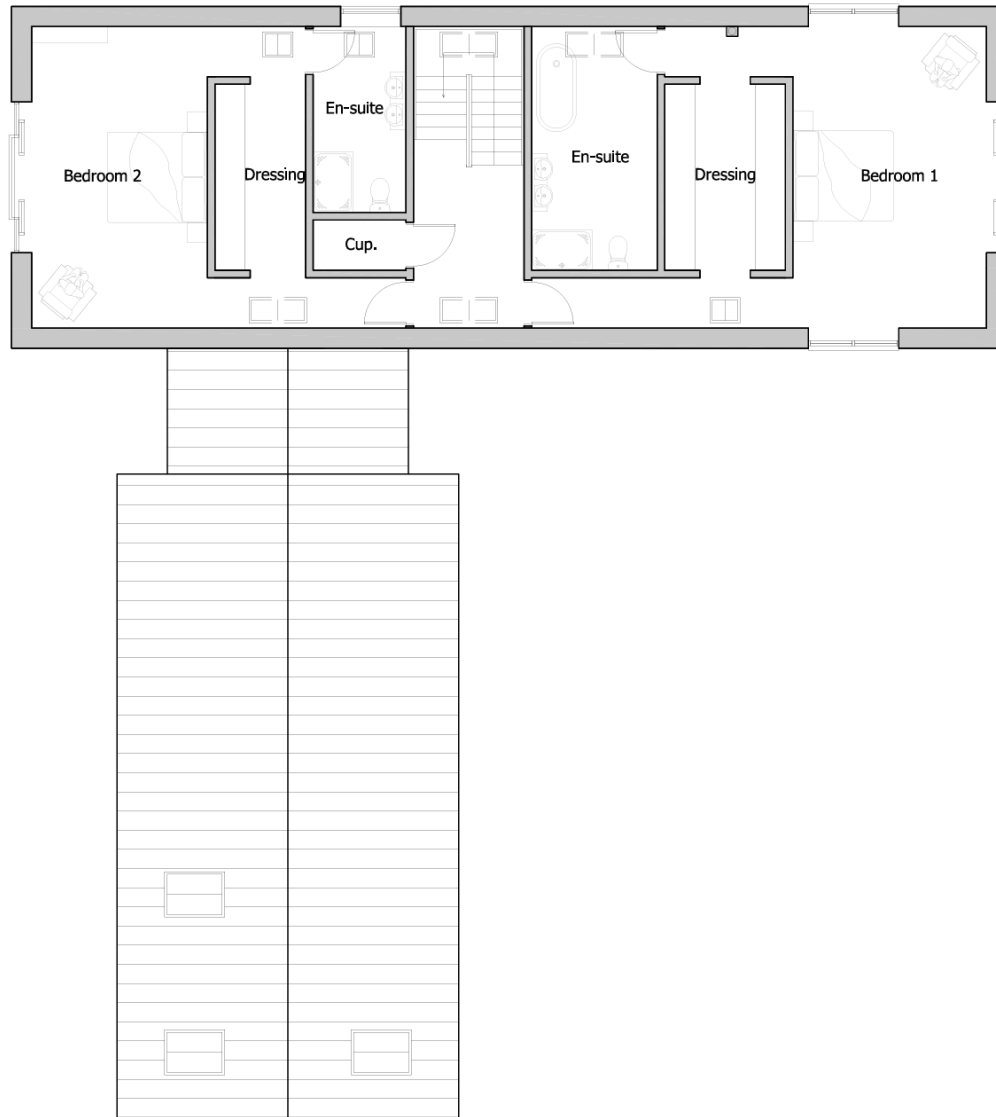
Strictly by appointment with the agents at
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Proposed Ground Floor Plan



Proposed First Floor Plan



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.