



Golden Valley, Charlton Horethorne, Sherborne, DT9

Guide Price: £1,600,000

Freehold

# Valley View Barn

## Golden Valley, Charlton Horethorne, Sherborne, DT9

 4  4  1  2,960 sq ft

Luxury Barn Conversion

Four Bedrooms all with En Suites

Amazing Countryside Location

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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.

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

### GROUND FLOOR

Entering into the hall, the adjoining kitchen opens out into a wonderful open plan living space with separate utility room. A kitchen island with inset sink looks across to the family seating area with French doors to enjoy the garden and the beautiful rolling hills beyond. The living space extends through to the living/dining room with three further sets of French doors which open to gardens at the South and East of the property providing ample opportunity to enjoy the sunlight throughout the day. Two spacious double bedrooms are on the ground floor, both with en-suite shower rooms and built-in wardrobes. A WC is conveniently located in the hallway next to a large understairs storage cupboard.



Proposed North West Elevation



Proposed North East Elevation



## FIRST FLOOR

Upstairs, a further double bedroom with dressing area and en-suite shower room sits next to the dual aspect principal bedroom with en-suite bath and shower room, separate dressing area and Juliet balcony.

## OUTSIDE

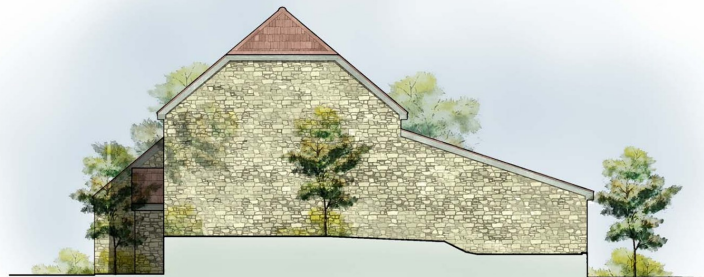
The property is approached via a shared driveway from Water Lane leading to a double garage with parking for several vehicles in front and an EV charging point. The rear garden is mostly laid to lawn with a 4-bay secure cycle store and bin storage area.

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

**What3Words///marriage.interacts.boss**



Proposed South East Elevation



Proposed South West Elevation



## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Council Tax Band:** TBC

**Local Authority:** Somerset

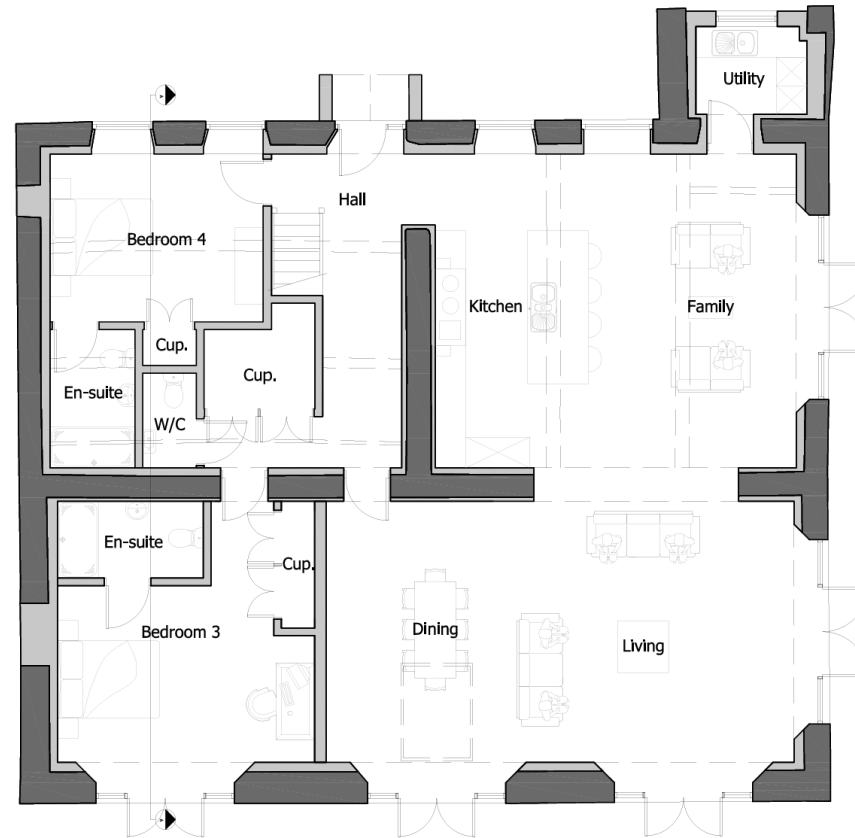
**Services:** Air Source Heat Pump, Mains Water, Mains Drainage, EV Charging Point, Wessex Internet Fibre Optic Ultrafast Broadband, Electricity and Telephone all subject to the usual utility regulations.

## VIEWING

Strictly by appointment with the agents at  
KingsLand Property.

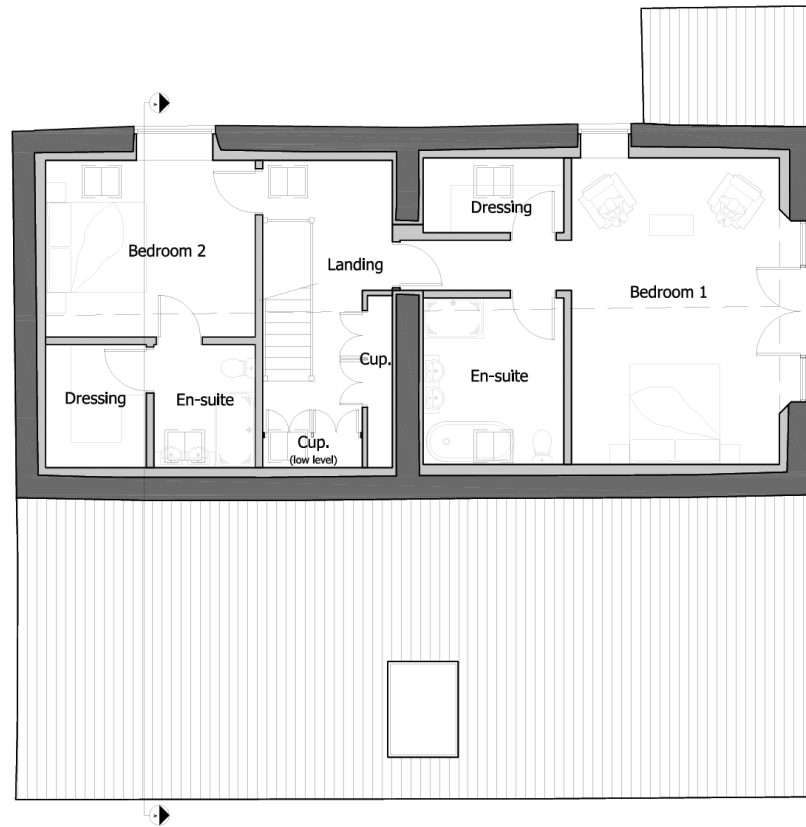
Tel: 01963 34455

Email: [sales@kingslandproperty.com](mailto:sales@kingslandproperty.com)



Proposed Ground Floor Plan





Proposed First Floor Plan





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Registered in England.

**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.