KingsLand
Property & Land Agents



Maperton Road, Charlton Horethorne, Sherborne, DT9

Guide Price: £450,000

Freehold

Maperton Road

Charlton Horethorne, Sherborne DT9

3 | 1 | 2 | 1,165 sq ft

Detached 19th Century Thatched Cottage

Three Bedrooms

Period Features Throughout

Generous Rear Garden and Ample Driveway Parking

Idyllic Countryside Location

Guide Price: £450,000

Freehold



ABOUT THE PROPERTY

A rare opportunity to acquire a quintessential three bedroom period cottage in one of the area's most picturesque and sought-after villages. Golden Valley Farm Cottage is set along a peaceful country lane, enjoying far reaching countryside views and wonderful character throughout. With a thatched roof, inglenook fireplace, exposed beams and beautifully scenic gardens, this delightful home offers a truly idyllic rural lifestyle with the added benefit of full-fibre broadband. Positioned within walking distance of the village pub/restaurant, shop and primary school, and offering potential to extend (subject to planning), this is a cottage that will appeal to those seeking charm, tranquillity and everyday convenience.











GROUND FLOOR

The cottage is entered via a solid front door which opens into a welcoming hallway with space for coats and shoes and stairs leading to the first floor with storage space beneath. The sitting room is a particularly inviting space with a window overlooking the front garden and a beautiful inglenook fireplace with original bread oven, set within a mix of Ham stone and red brick. The fireplace also features a charming brick-arched internal window that provides a glimpse through to the dining room. Exposed wooden beams add warmth and character, and a step leads up to a cosy nook fitted with shelving, currently used as a library. The dual-aspect dining room enjoys lovely countryside views and can be accessed both from the sitting room and the rear entranceway. The kitchen is fitted with cream wall and base units, white mini metro tiling and a stainless-steel 1½ bowl sink with swan neck tap, integral single oven, four ring hob and extractor. To the left, the utility room is exceptionally practical and includes a built-in storage cupboard, ceramic Belfast sink, worktop with space below for a washing machine and dishwasher with wooden shelving above and opposite further space for a large fridge/freezer and tumble dryer. To the right of the kitchen, the rear entrance area provides convenient cloakroom space and sits next to the downstairs WC, fitted with a traditional high-level cistern, basin and obscured window.

FIRST FLOOR

The principal bedroom is a lovely dual-aspect room with beautiful countryside views. Exposed beams enhance the character of the space, and a high wall niche serves as a useful shelf. Industrial style hanging rails offer functional yet stylish storage. Bedroom Two is a generously sized dual aspect room which enjoys an abundance of natural light and is positioned on in its own half-landing midway up the staircase, creating an appealing guest suite or peaceful retreat. Bedroom three, currently used as a dressing room, overlooks the front of the property and is fitted with rails and shelving but could equally accommodate a mid sleeper bed. The family bathroom features an enclosed rainfall shower with screen door and inset shelf, WC and two drawer vanity unit with basin. An illuminated mirror with Bluetooth, de mister and shaver point adds modern convenience, while exposed beams retain the cottage's charm. Loft access is available via both the kitchen and the landing.

OUTSIDE

The front of the property enjoys a south-facing lawn and parking for up to three cars. A thatched porch canopy provides an attractive and traditional focal point. To the side of the cottage, a large garden is enclosed by a stone wall and hedge boundary and is laid to lawn with breathtaking views across the surrounding open countryside. This area includes a kitchen garden, a patio suitable for outdoor furniture, a gravelled space for barbeques, flower borders, a pathway and an outdoor tap. At the rear of the cottage, a garden shed provides useful storage, while a discreet half-section set back from the road houses the oil tank and log store.

LOCATION

Charlton Horethorne is a charming Somerset village set amidst attractive countryside on the Somerset and Dorset border, offering a rural setting with a welcoming community atmosphere. The village benefits from a range of local amenities, including a village shop, public house, primary school and parish church, whilst enjoying easy access to the surrounding countryside. The nearby towns of Sherborne, Wincanton, Castle Cary provide a wider selection of shops, cafes, restaurants, supermarkets and well-regarded schooling. The surrounding area offers excellent opportunities for walking, cycling and other outdoor pursuits, making it ideal for those seeking either an active or relaxed country lifestyle. Charlton Horethorne is well connected via the A303, providing convenient road links towards London and the Southwest. Mainline railway services are available from nearby Sherborne and Castle Cary, offering direct connections to London Waterloo and London Paddington. Combining village charm, everyday convenience and excellent connectivity, Charlton Horethorne is a highly desirable location in this attractive part of Somerset.

What3Words///richer.giggle.frightens



ADDITIONAL INFORMATION

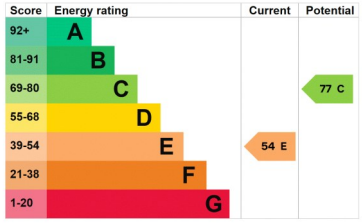
Tenure: Freehold
Council Tax Band: D
Local Authority: Somerset

Services: Oil Fired Central Heating, Mains Water, Mains Drainage, Wessex Internet Fibre Optic, Ultrafast Broadband, Electricity and Telephone all subject to the usual utility regulations.

Broadband & Mobile: Coverage for this property can be checked at: www.ofcom.org.uk/phones-and-broadband

Flood Check: www.gov.uk/check-flooding

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.



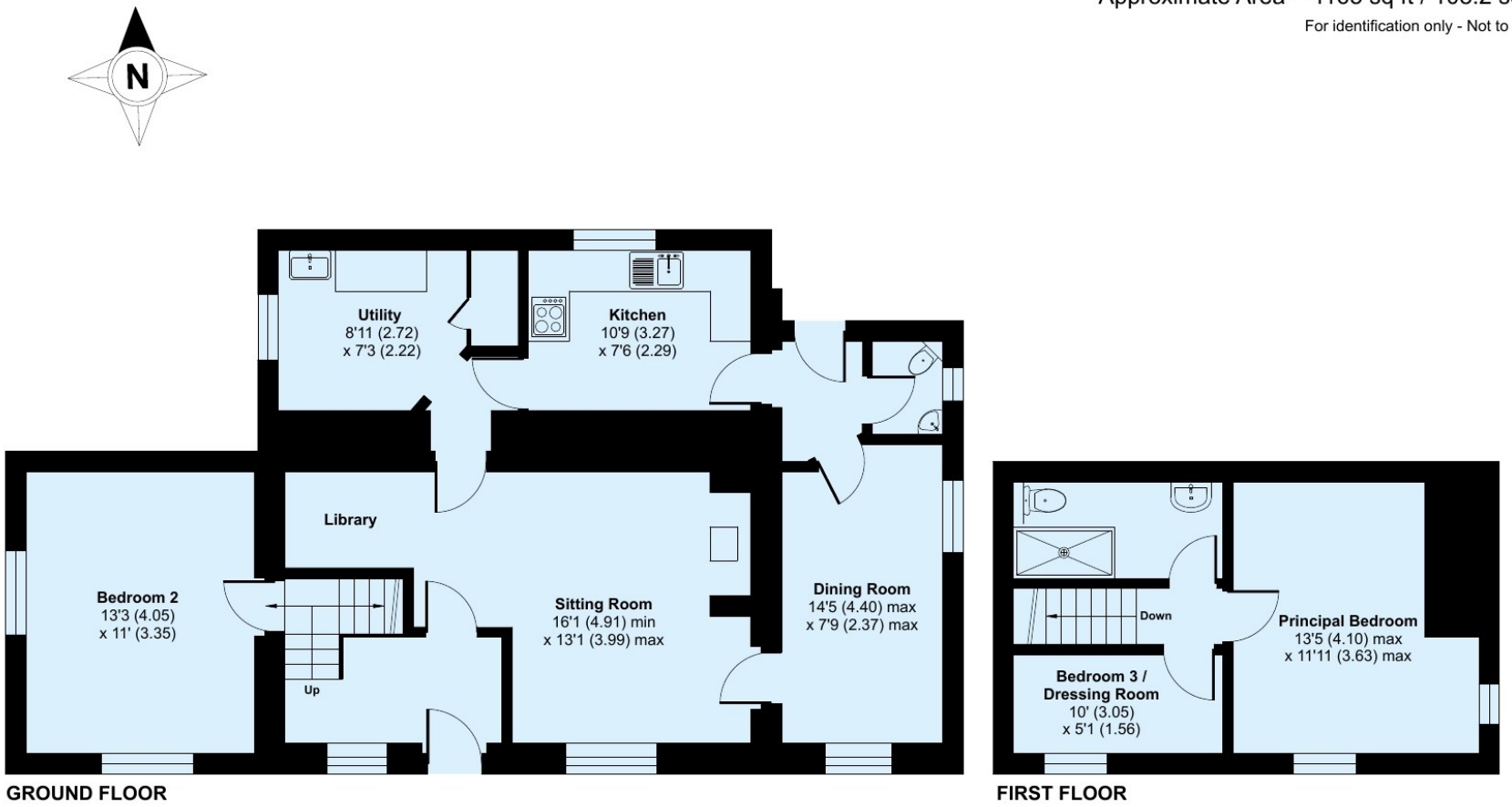
VIEWING

Strictly by appointment with the agents at KingsLand Property.
Tel: 01963 34455
Email:
sales@kingslandproperty.com

Maperton Road, Charlton Horethorne, Sherborne, DT9

Approximate Area = 1165 sq ft / 108.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1376189

Tel: 01963 34455
Email: sales@kingslandproperty.com
Web: www.kingslandproperty.com



KingsLand
Property & Land Agents

The Tythings Commercial Centre, Southgate Road, Wincanton,
Somerset, BA9 9RZ
Tel: 01963 34455
Email: sales@kingslandproperty.com

Hopkins Developments Ltd.
Company Number: 09747763
Registered Office: The Tythings Commercial Centre, Southgate Road, Wincanton, Somerset, BA9 9RZ.
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.