



Maperton Road, Charlton Horethorne, Sherborne, DT9

Guide Price: £500,000

Freehold

Maperton Road Charlton Horethorne, Sherborne, DT9

 3  1  2  1,165 sq ft

Detached Thatched Cottage

Three Bedrooms

Period Features Throughout

Large Gardens and Ample Parking

Idyllic Countryside Location

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ABOUT THE PROPERTY

A charming, detached 19th-century thatched cottage in Charlton Horethorne.

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, demister 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

The property is located on the Northern side of Charlton Horthorne, a pretty, little village lying between Sherborne (5.5 miles) and Wincanton (5.6 miles) on the Somerset/Dorset border. Charlton Horethorne has a thriving community with a popular public house, village shop, church, community hall and primary school. The nearby picturesque Abbey town of Sherborne has a wonderful array of boutique shops and eateries and in 2024 it was voted the best place to live in the South-West by The Times. Footpaths and bridleways surround the village making it ideal for walking, cycling and riding. Sailing and water sports are available at Sutton Bingham Reservoir (near Yeovil) or on the South Coast. Horse racing can be enjoyed at courses in Wincanton, Salisbury, Bath and Exeter with Golf courses in Yeovil, Sherborne, Wincanton and Wheathill. The Newt country estate, Hauser and Wirth art gallery and renowned Clockspire restaurant are within a ten-mile radius. The Gryphon secondary school in Sherborne is highly rated and is within easy reach. The area is noted for its independent schools with Sherborne Boys' and Girls' schools, Leweston, Bryanston, Clayesmore, Millfield, King's Bruton, Sexey's, Canford and Milton Abbey all within reasonable driving distance. Hazlegrove, Sherborne Prep and Port Regis preparatory schools are also all within proximity. Travel links are excellent, the A303 can be joined at Wincanton and provides travel to London and the South-West. The M5 is joined at Taunton and provides access to Bristol, the Midlands and the North. Nearby railway stations at Sherborne, Templecombe, Castle Cary and Bruton provide travel to London Paddington and Waterloo within two hours as well as Bath, Bristol, Taunton and Exeter.



ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: D

Local Authority: Somerset

What3Words///richer.giggle.frightens

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

VIEWING

Strictly by appointment with the agents at KingsLand Property.

Tel: 01963 34455

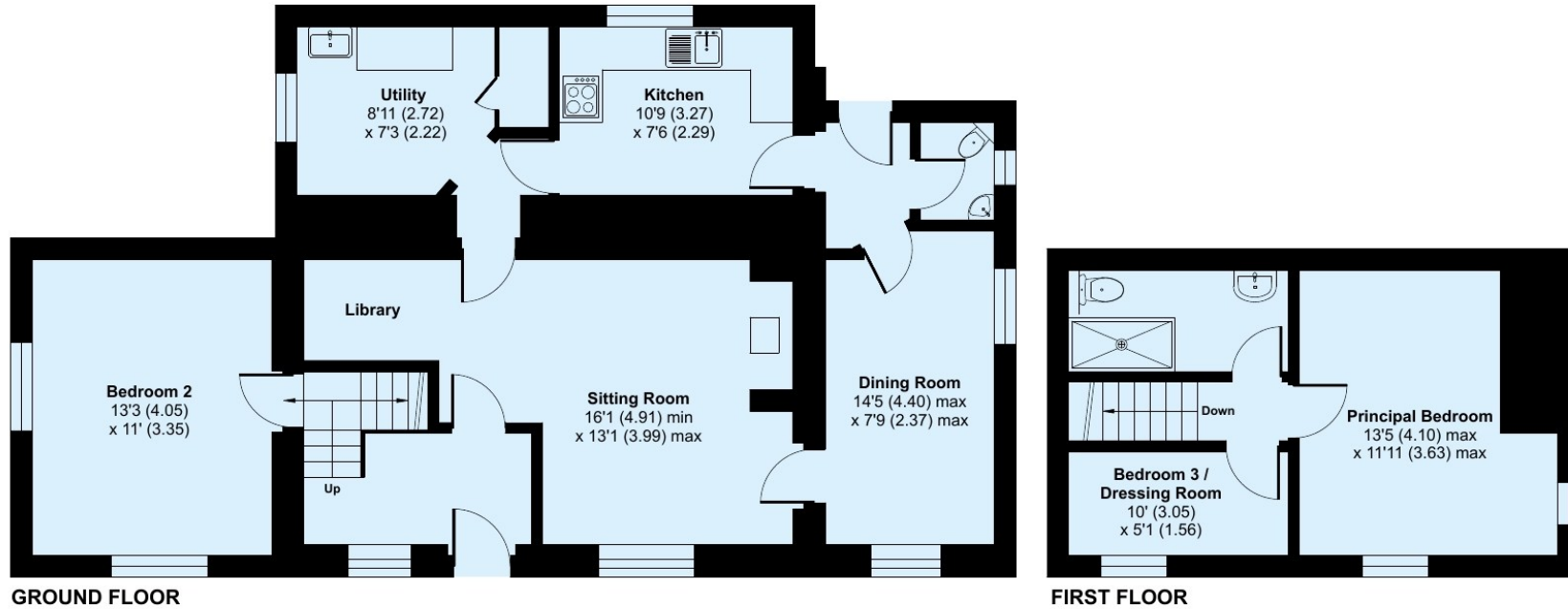
Email:

sales@kingslandproperty.com

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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). © nche.com 2025. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1376189





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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.