



North Cheriton, Templecombe, Somerset, BA8

Guide Price: £535,000

Freehold

Plot 1

North Cheriton, Templecombe, Somerset, BA8

 3  2  1  1,211 sq ft

Exclusive Village Development of Four Properties

Modern Single-Storey Living

High-Specification Finish Throughout

Excellent Eco Credentials

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ABOUT THE PROPERTY

Forming part of the exclusive Chapel View development of just three new single-storey homes and a detached farmhouse, Plot 1 is a thoughtfully designed property offering well-planned single-storey living within an attractive courtyard setting. Built to a high specification throughout, the property benefits from underfloor heating, an air source heat pump, solar panels, air conditioning and EV charging. With parking for two vehicles, it offers a highly energy efficient, comfortable and low-maintenance home designed for modern living.

THE ACCOMMODATION

A spacious entrance hall provides an excellent first impression and offers the potential for built-in storage. From here, access is provided to the principal living accommodation and bedrooms, while underfloor heating continues throughout the property. The heart of the home is the impressive open-plan kitchen/dining/living room, a bright dual aspect space designed for both everyday living and entertaining. The kitchen will be fitted with a comprehensive range of units and Quartz worktops, together with integrated appliances including an oven, hob, extractor, fridge/freezer and dishwasher. A central island provides additional preparation space and informal seating, while French doors open onto the rear patio and garden. Subject to the stage of construction, purchasers may have the opportunity to customise kitchen fittings. A separate utility/boot room provides additional storage and appliance space, with fitted units and a door leading directly out to the garden.

The principal bedroom is a generous double room featuring sliding patio doors opening out to the rear garden and is served by an ensuite shower room fitted with twin basins, WC and a large walk-in shower. Bedrooms two and three are both comfortable double rooms, each benefitting from sliding patio doors to the rear garden, creating a wonderful connection between the indoor and outdoor spaces. The family bathroom will be fitted with a bath, basin and WC. Depending on the stage of build, purchasers may also be able to choose from a selection of brassware finishes in the bathrooms.



OUTSIDE

To the front, the property is approached via a pathway leading to the entrance door and benefits from two allocated parking spaces, comprising one space within the shared courtyard and a second within the communal carport. The communal carport provides an allocated parking space for the property and is equipped with an EV charging point, lighting and power. The rear garden is enclosed and designed for ease of maintenance, being predominantly laid to lawn with a patio extending across the rear of the property, creating an ideal space for outdoor dining and entertaining.



LOCATION

North Cheriton is a picturesque Somerset village set amidst rolling countryside on the Dorset and Somerset border, offering a peaceful rural lifestyle with a strong sense of community. Surrounded by attractive farmland and scenic landscapes, the village is well placed for those seeking country living whilst remaining connected to nearby amenities. The neighbouring towns of Wincanton, Castle Cary and Sherborne provide a range of shops, cafes, public houses, supermarkets and well-regarded schooling, while the surrounding countryside offers excellent opportunities for walking, cycling and outdoor pursuits. The village benefits from convenient access to the A303, providing excellent road links towards London and the Southwest. Mainline railway services are available from nearby Templecombe, with direct connections to London Waterloo. Combining rural charm, accessibility and a desirable village setting, North Cheriton is an appealing location for a wide range of buyers.

What3Words///series.tugging.grudge

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: TBC

Local Authority: Somerset

EPC: TBC

Services: Air Source Heat Pump, Solar Panels, Underfloor Heating, Air-Conditioning, EV Charging, Mains Water, Mains Drainage, Electricity and Telephone all subject to the usual utility regulations.

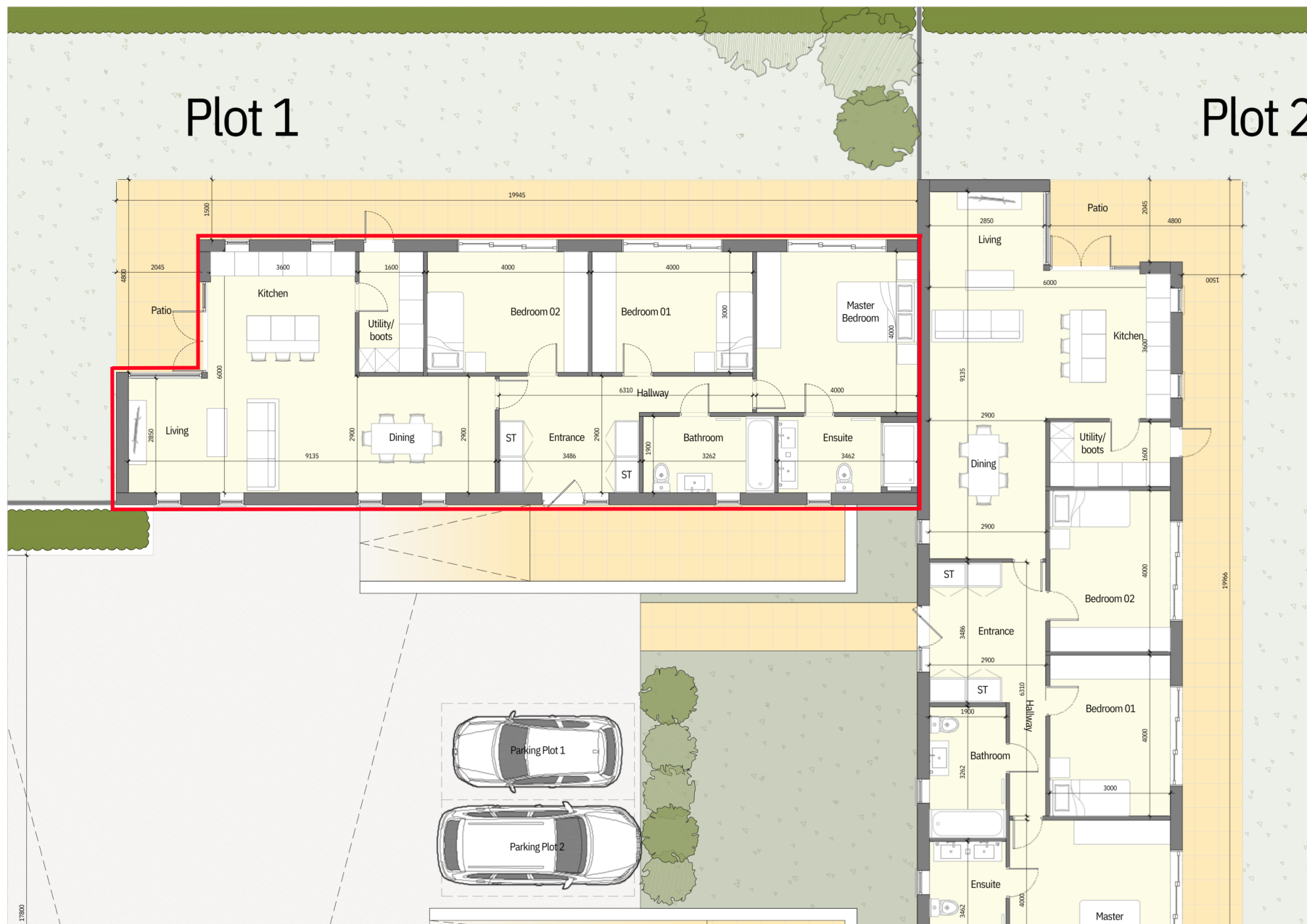
VIEWING

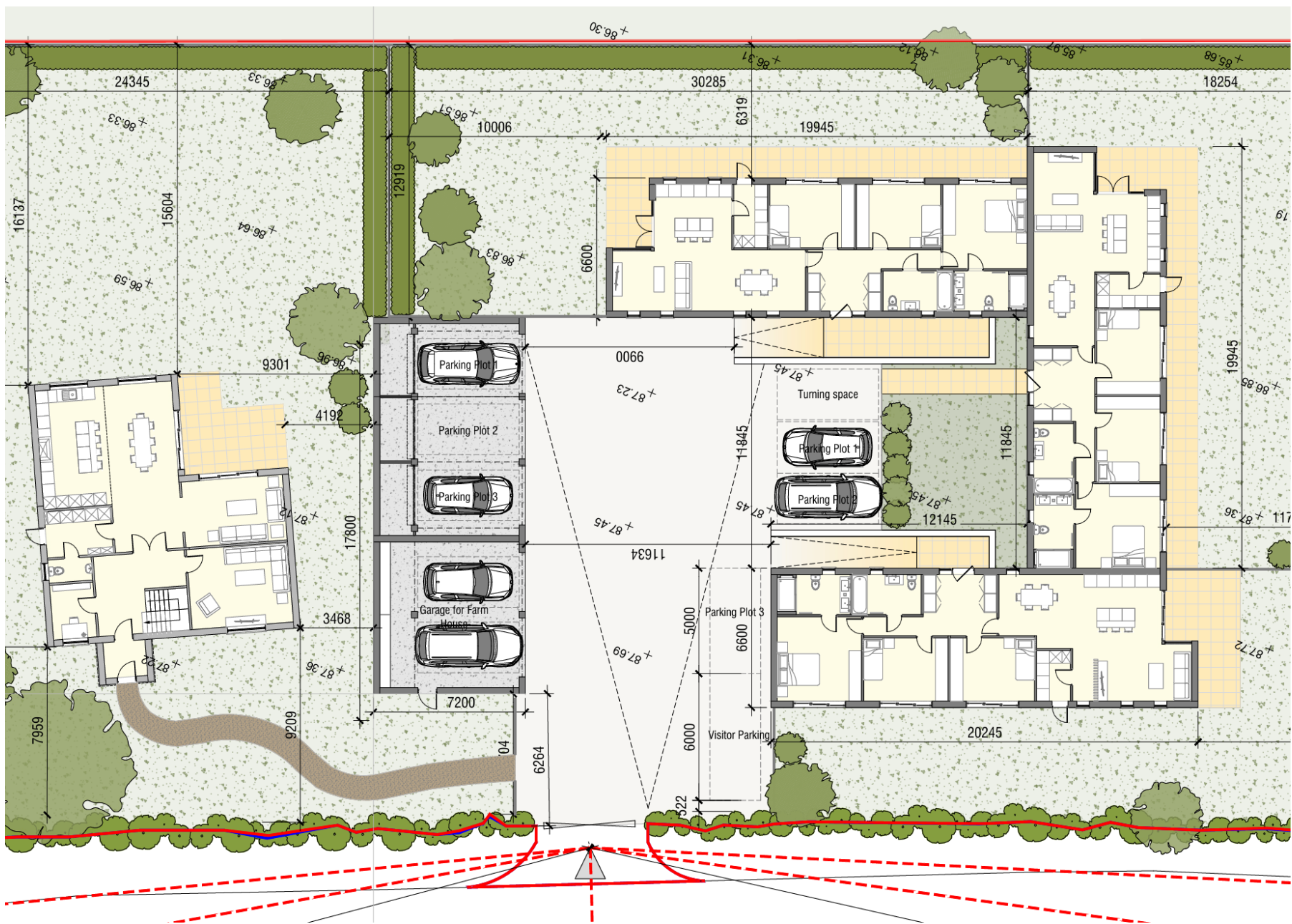
Strictly by appointment with the agents at

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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.