



North Road, Charlton Horethorne, Somerset, DT9

Guide Price: £735,000

Freehold

North Road Charlton Horethorne, Somerset, DT9

 3  2  2  1,406 sq ft

A Fully Refurbished Detached Bungalow

Spacious Triple-Aspect Sitting Room

Landscaped Wrap-Around Gardens

Double Garage and Private Gated Driveway

Elevated Position In Sought-After Village

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ABOUT THE PROPERTY

Weston is a fully refurbished detached bungalow offering beautifully presented single-storey accommodation, surrounded by landscaped wrap-around gardens and enjoying far-reaching countryside views. Set behind private gated access and enclosed by mature hedging, the property combines privacy with an excellent village setting, whilst remaining within easy reach of Sherborne and the A303. Offering three bedrooms, two bathrooms, spacious reception rooms and a double garage, Weston has been thoughtfully modernised to create an exceptional home.





ACCOMMODATION

A welcoming entrance hall provides an excellent first impression, featuring oak flooring, inset coir matting and generous built-in storage with hanging space. Positioned off the hall is a contemporary fully tiled wet room, fitted with a WC, basin, stainless steel heated towel rail and advanced Flex shower with glazed screen. The kitchen is fitted with an attractive range of cream shaker-style wall and base units complemented by granite-effect worktops. Integrated appliances include a double oven, a four-ring induction hob with extractor over, slimline dishwasher and fridge/freezer, whilst a pull-out pantry provides practical storage. A sink with drainer sits beneath a front-facing window which enjoys delightful views across the surrounding countryside. The adjoining dining room continues with oak flooring and enjoys a dual-aspect outlook, including a low-level picture window designed to make the most of the surrounding gardens and rural views. Sliding patio doors open directly onto the wrap around patio, creating an effortless connection between the indoor and outdoor living spaces. The sitting room is an impressive triple-aspect reception room, filled with natural light and centred around an attractive Portuguese limestone fireplace with an inset cast-iron multi-fuel burner, creating an attractive focal point.

An L-shaped inner hall leads to the bedroom accommodation, with further built-in storage and a glazed oak door opening to the utility room. Bedroom one is a spacious double overlooking the landscaped rear garden, benefitting from fitted wardrobes and additional storage. Bedroom two is another generous double featuring a fitted wardrobe with a mirrored door and drawers beneath, together with pleasant views across the rear garden. Bedroom three overlooks the attractive walled courtyard garden, making it equally well suited as a guest bedroom or home office. Serving the bedrooms is a well-appointed family bathroom, fitted with a bath incorporating a shower over, vanity basin with storage, WC, stainless steel heated towel rail and a large, obscured window providing excellent natural light.

The utility room offers additional worktop space with wall mounted storage cupboards, plumbing for laundry appliances and an external door providing direct access to the courtyard garden. From here there is access to the substantial double garage, fitted with electric roller doors, power, lighting, a stainless-steel sink and back door out to the garden.

OUTSIDE

Weston is approached via a private gated driveway providing ample parking and access to the double garage. Mature hedging surrounds the property, creating a wonderful sense of privacy, whilst established planting, ornamental birch trees, gravelled beds and an elevated paved patio creates an attractive frontage. Outside lighting and a water tap further enhance the practicality of the space. The gardens are a particular feature of the property and wrap around the bungalow to provide a variety of beautifully landscaped outdoor areas. A generous paved patio offers the ideal setting for outdoor dining and entertaining, while sweeping lawns to the front are interspersed with mature trees, established shrubs and feature planting. A charming stone-walled garden incorporates raised beds around a central ornamental water feature. Beyond, lies a gated vegetable garden, greenhouse and timber shed, with an archway leading through to the main lawn at the rear. Further gates provide convenient access to the driveway, while the elevated position allows the gardens to enjoy far-reaching countryside views and an exceptional degree of peace and privacy.

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.



ADDITIONAL INFORMATION

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

Services: Oil Fired Central Heating, Mains Water, Mains Drainage, 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		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

VIEWING

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

Approximate Gross Internal Area = 130.6 sq m / 1406 sq ft

Garage = 30.4 sq m / 327 sq ft

Total = 161 sq m / 1733 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID629252)



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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.