



High Road, Horsington, Templecombe, Somerset, BA8

Guide Price: £400,000

Freehold

High Road, Horsington Templecombe, Somerset, BA8

 2  1  1  790 sq ft

Beautifully Presented Detached Bungalow

Set Within Just Under Half An Acre

Air Source Heat Pump and Underfloor Heating

Enclosed Gardens Wrapping Around The Property

Private Gravelled Driveway With Ample Parking

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ABOUT THE PROPERTY

Set within just under half an acre, this attractive two-bedroom detached bungalow combines cottage-inspired finishes with the benefits of modern construction. Timber-clad elevations, a clay tiled roof and sage green windows complement the character of the property, while an air source heat pump and underfloor heating add modern comfort.





ACCOMMODATION

The front door opens into a central hallway, providing access throughout the accommodation. The hallway benefits from two useful storage cupboards and loft access, while wooden cottage-style doors, architraves and skirting add warmth and character to the interiors. Set off the hallway is a practical boot room, offering space for coats, shoes and additional appliances, with a door opening directly into the garden. The heart of the home is the open-plan L-shaped kitchen, dining and living room, designed to create a sociable and versatile living space. The kitchen is fitted with dusky blue shaker-style cabinetry, complemented by solid oak worktops and a patterned tiled splashback. An inset ceramic sink sits beneath the front-facing window, while there is apace for a range cooker, fridge/freezer and washing machine. The dining area provides ample space for a table and chairs, enjoying a further front-facing window. The room opens into the living area, where a log burner set on a slate hearth creates an attractive focal point. French doors provide views over the rear garden, allowing plenty of natural light and a seamless connection to the outside space.

There are two well-proportioned double bedrooms, one positioned to the front of the property and the other overlooking the rear garden. The bathroom is fitted with a Burlington suite comprising a wooden panelled bath, WC and basin, with patterned flooring adding character and an obscured rear-facing window providing natural light.



OUTSIDE

The property is approached via a private gravelled driveway providing ample parking, with areas of lawn to either side and established planting creating an attractive approach. Mature hedging and trees surround the plot, giving the gardens a wonderful sense of privacy and enclosure. The gardens are a particular feature of the property, wrapping around the bungalow and offering a variety of spaces to enjoy throughout the year. To one side, a pond sits alongside a wildflower bank and a selection of established trees, including several fruit trees, together with a composting area. A traditional picket fence separates the side and rear gardens, where a raised deck provides an elevated seating area, alongside a further raised area with power supply. A useful garden shed adds to the practicality. To the rear, a red-brick paved patio spans the width of the bungalow, creating an excellent space for outdoor dining and entertaining. Beyond this lies a lawn with a circular planted bed centred around a mature plum tree, complemented by apricot and apple trees and an attractive wooden pergola, providing a charming backdrop to the garden.

LOCATION

Situated along High Road, between the charming villages of South Cheriton and Horsington, this property enjoys a peaceful countryside setting surrounded by rolling Somerset farmland, whilst remaining conveniently placed for a range of local amenities. South Cheriton is a picturesque village with a welcoming community, whilst neighbouring Horsington offers further village amenities including a popular public house, parish church and village hall. The nearby village of Templecombe provides a convenience store, primary school and mainline railway station with direct services to London Waterloo, making it ideal for commuters. The market town of Wincanton is just a short drive away and offers supermarkets, independent shops, cafes, public houses and well-regarded schooling. The area also benefits from excellent access to the A303, providing convenient road links towards London and the Southwest. Combining rural tranquillity with excellent connectivity, this is an ideal location for those seeking country living without compromising on convenience.



ADDITIONAL INFORMATION

Tenure: Freehold
Council Tax Band: D
Local Authority: Somerset
What3Words:///resides.bends.airfields

Services: Air Source Heat Pump, Underfloor Heating, Mains Water, Private 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		122 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

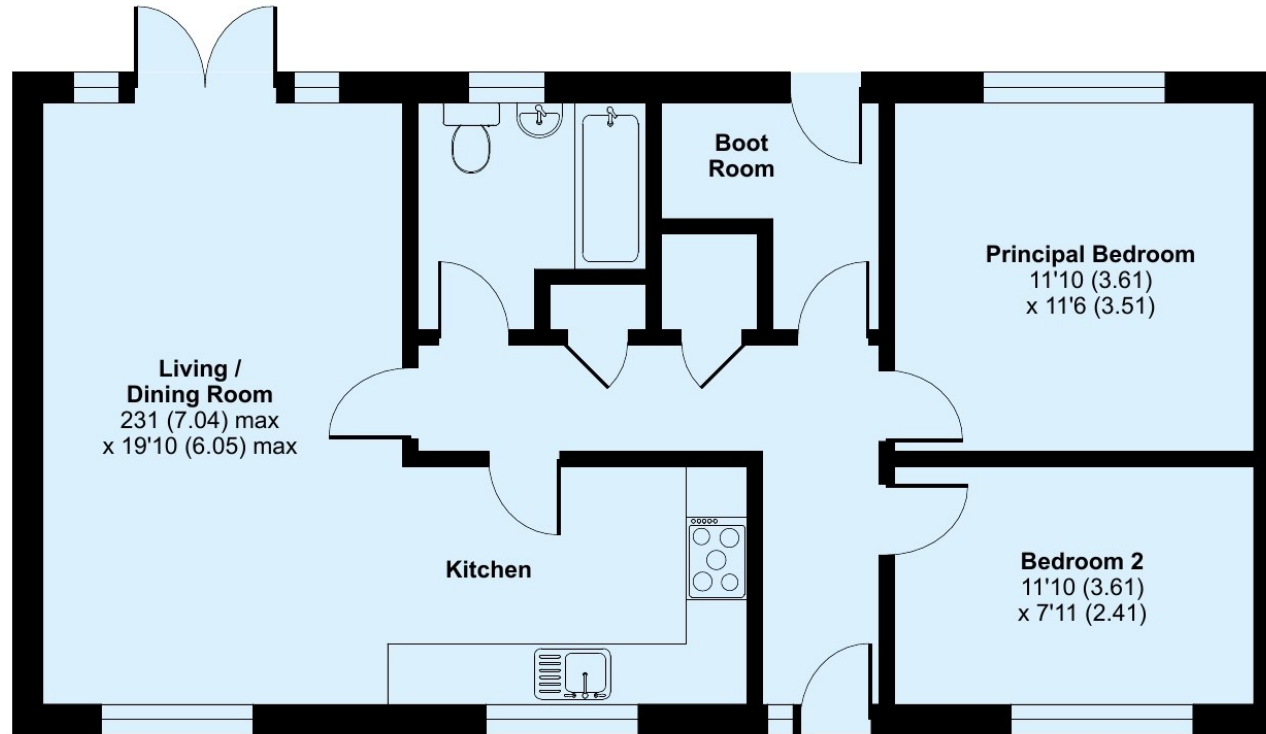
VIEWING

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

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Approximate Area = 790 sq ft / 73.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1497237





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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.