



Vine Street, Templecombe, Somerset, BA8

Guide Price: £300,000

Freehold

Vine Street

Templecombe, Somerset, BA8

 3  2  1  1,013 sq ft

Detached and Versatile Two/Three-Bedroom Home

Principle Bedroom Suite with En-suite Bathroom

Bespoke Carpentry and Storage Throughout

Parking for Two Cars, Timber Workshop and Garden Office

Generous Rear Garden Attracting an Abundance of Wildlife

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ABOUT THE PROPERTY

A beautifully individual and versatile home, offering two/three-bedrooms, a generous rear garden and parking for two cars. Situated on a one-way street, the property enjoys a light and welcoming feel, with views across the park and a generous rear garden. Highlights include a characterful kitchen/dining room, sitting room with log burner, ground floor bedroom/second reception room and an impressive principal bedroom suite with a stylish en-suite bathroom. Outside, a fully insulated garden studio with lighting, electrics and 5 GHz Wi-Fi network provides excellent scope for home working or hobbies, complemented by a timber workshop and a garden designed for relaxing and entertaining.





GROUND FLOOR

The entrance hall sets the tone for the home, with original parquet flooring and bespoke storage cupboards finished with walnut frontage. The kitchen/dining room retains its distinctive 1960s butter-yellow cabinetry, giving the room a unique retro feel. There is space for a freestanding cooker, washing machine, slimline dishwasher, fridge/freezer and dining table. A stainless-steel sink sits beneath the window, while a door opens into a useful pantry with shelving. The rear-facing outlook takes in the garden, and a side door provides direct access outside. The sitting room is a welcoming space, with engineered oak flooring and a log burner set within a recess on a slate hearth. Bespoke cabinetry provides shelving and cupboards for media equipment, while bi-fold doors open directly onto the rear garden, bringing plenty of natural light. To the front of the property, a versatile, spacious room with built-in wardrobes has previously served as a bedroom and dining room and is currently used as a gym. Completing the ground floor is a contemporary shower room with underfloor heating, mirror and obscured window, fitted with a corner shower, wall-hung WC and countertop basin set on bespoke cabinetry.

FIRST FLOOR

The landing provides access to the loft, as well as an airing cupboard. To the right, the principal bedroom suite occupies the rear of the house with views over the garden. The bed sits beneath a dormer window, creating a lovely focal point within the room. The en-suite bathroom has been thoughtfully designed, combining a freestanding bath beneath a striking vertical accent strip of herringbone tiling, WC and wooden vanity unit with countertop basin and mosaic detailing. An illuminated mirror, stylish pendant lighting and black heated towel rail complete the look. A Velux window with blind brings in natural light, while additional storage incorporates an electric point, offering flexibility for a tumble dryer or other appliances. Bedroom Two is a generous double, positioned to the front of the property and enjoys views across the park. Duck-egg-blue fitted cabinetry incorporates a desk and drawers, while a large built-in wardrobe and overhead cupboards provide ample storage.



OUTSIDE

To the front, a tarmac driveway provides parking for two vehicles. A wooden gate to the side leads through to the rear garden. Extending to approximately 90ft, the rear garden attracts an abundance of wildlife and offers a lovely balance of lawn, established planting and areas for outdoor entertaining. Immediately outside, a patio provides room for garden furniture, with picket fencing separating this area from the main lawn. Established borders run along both sides, with a hedge to the left and wooden fencing to the right. A pathway follows the left-hand boundary to the far end of the garden, where a sandstone paved area framed by wooden sleepers creates another attractive area to sit and enjoy the surroundings with a gate providing access to Westcombe. A three-bay covered log store provides useful storage, while the timber workshop in the bottom corner benefits from insulation, lighting and electrics. In front of the workshop, the fully insulated garden studio offers excellent flexibility as a home office, creative workspace or hobby room. It includes lighting, electrics, racking and an uninterrupted 5 GHz Wi-Fi network. Outside, reinforced decking extends the usable area, providing a suitable setting for a garden suite or hot tub.

LOCATION

Templecombe is situated in the beautiful Somerset countryside and is well placed for the many amenities on offer, including Templecombe mainline railway station (London Waterloo 2hrs), post office, welcoming community café and Co-op convenience store. The active community benefits from a village church, primary school, doctor's surgery, village hall, recreation ground and social club. Excellent travel links are available nearby via the A303 and A30. The nearby towns of Sherborne, Wincanton, Shaftesbury and Yeovil provide shopping and amenities. The area is renowned for its schools, both independent and state and the surrounding countryside provides ample opportunity for exploration and leisure pursuits. There are local sports and leisure facilities close by and sailing and water sports are readily accessible on the south coast.



ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: C

Local Authority: Somerset

What3Words:///composer.sloping.abstracts

Services: Electric 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		
55-68	D	63 D	71 C
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

Vine Street, Templecombe, BA8

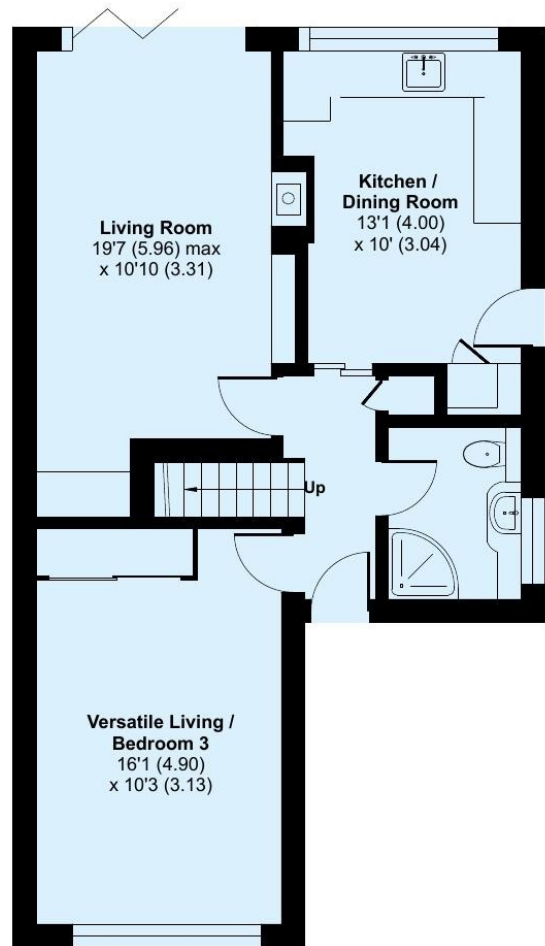
Approximate Area = 1013 sq ft / 94.1 sq m

Limited Use Area(s) = 134 sq ft / 12.4 sq m

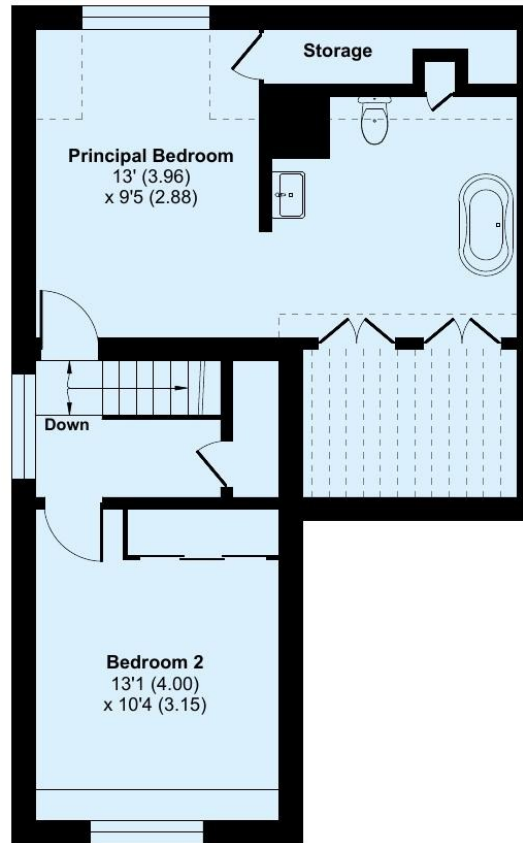
Outbuildings = 210 sq ft / 19.5 sq m

Total = 1357 sq ft / 126 sq m

For identification only - Not to scale

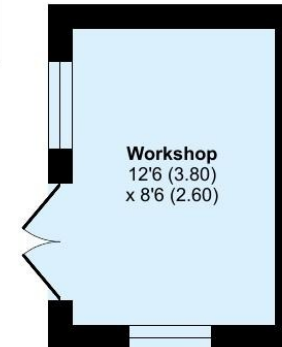


GROUND FLOOR

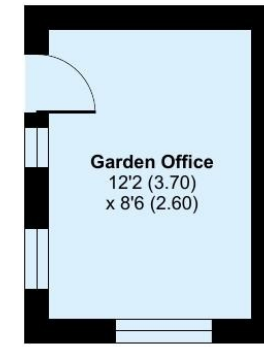


FIRST FLOOR

Denotes restricted head height



OUTBUILDING 1



OUTBUILDING 2



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2026. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1535950



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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.