

LOWER LODGE

HORSINGTON • SOMERSET



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HORSINGTON • TEMPLECOMBE SOMERSET

A former Lodge converted to the highest standard with a pretty garden and garage with studio above.

Templecombe 1¼ miles (Waterloo 2 hours 6 mins)

Wincanton/A303 3½ miles

Charlton Horethorne 4¾ miles • Sherborne 9 miles

Castle Cary 9½ miles (Paddington from 90 mins).

(Distances and times approximate)

Accommodation and Amenities

Sitting room • Kitchen/dining room

Study/bedroom 4 • Family bathroom

Master bedroom with walk-in dressing area and en-suite bathroom

Guest bedroom with en-suite shower room • Bedroom 3

Garage with first floor office/studio • Garden store

Garden with decked terrace

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.





Lower Lodge

The property is an attractive period former Lodge House with a crest and date stone 1885. The property is a single storey dwelling constructed of stone elevations under a slate roof with a central stone chimney. Extensions have been added on both the south and west elevations. The main southerly extension is a timber and glazed under a stone base course with flat roof and large cupola rooflight providing light to the kitchen and dining room area.

The property is presented in immaculate order and the highest

quality fittings have been used throughout. Front door into central sitting room with vaulted ceiling, raised Jetmaster grate with wood store below, French windows to garden, double doors to kitchen/ dining room with limestone flooring, range of fitted units incorporating Neff dishwasher, electric oven/grill and microwave, central island with induction hob, corian worktops and moulded corian sink, French windows onto terrace. Master bedroom with fitted wardrobes and French windows into garden and walk-in dressing area with en-suite bathroom/shower room. Guest bedroom with en-suite shower room, bedroom 3, family bathroom and study/bedroom 4.

Situation & Amenities

Lower Lodge is situated at the end of a no-through road leading to the parish church in the small village of Horsington. The village has a public house, village hall, and C of E primary school.



In addition to the village school there are a further 4 primary schools within a 3 mile radius, most of which lead to The Gryphon School in Sherborne for secondary education. There is an excellent choice of private schools in the area, including Sherborne schools, Leweston, Hazlegrove and the Bruton schools.



The nearby town of Wincanton (3½ miles) provides for everyday needs. Sherborne (9 miles) has more extensive shopping including both Waitrose and a Sainsbury's supermarkets. The regional centre of Yeovil is also within easy driving distance.



Sherborne, Yeovil, Bath, Bristol, Exeter, Salisbury and Poole all provide excellent entertainment venues.



There are a number of bistro pubs and restaurants within the local area.



The A303 at Wincanton provides a direct east/west route linking with the M3 to London.



There is a mainline rail service from Templecombe (1¼ miles) to Waterloo taking about 2 hours 6 mins and from Castle Cary (9½ miles) to Paddington in about 90 minutes on the fast train.



Bristol & Exeter Airports are both within about an hour's drive offering connections within the UK and to many international destinations.

Garden

The property is approached off the village lane with steps up to an overhang leading to the front door. A secondary path from the parking area/garage leads over a footbridge to the house. The garden lies mainly on the south side and is bordered by a stream which flows over a waterfall and out into the village pond. A stone paved path leads around the property, accessing an area of timber-decked terrace – ideal for alfresco entertaining. There are a number of stocked borders with shrubs and bushes. The garden continues around onto the west side with a level lawn with stocked borders and hedging. The oil tank and external boiler are located in this area. There is a single parking space in front of the detached stone and slate roofed garage (electric up-and-over door). An external flight of steps lead up to a first floor office/studio/gym. Within the garden there is an additional timber store.

Services: Mains water, electricity and drainage. Oil-fired central heating.

Fixtures & Fittings: All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Tenure: Freehold

Council Tax Band: D

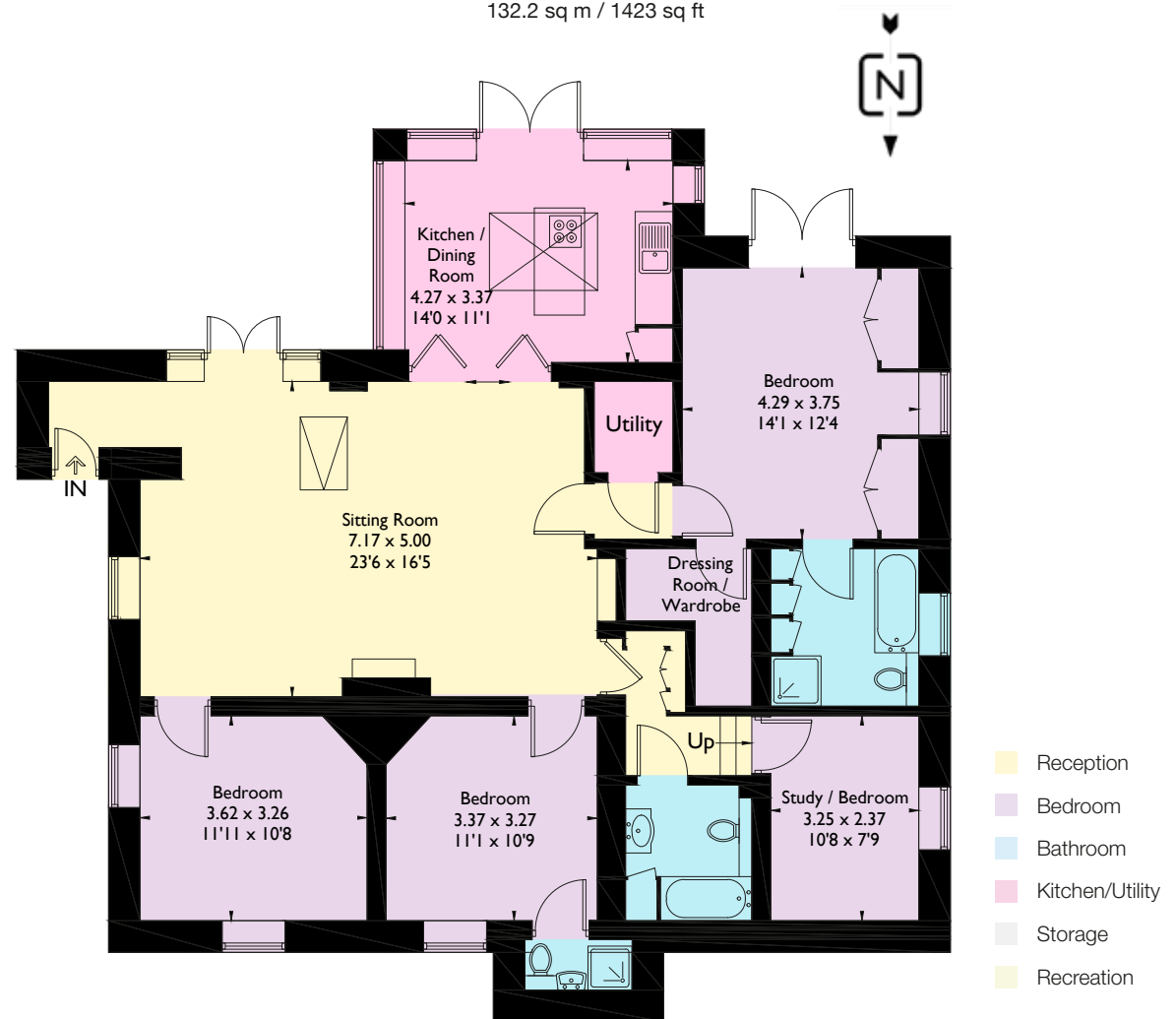
Local Authority: South Somerset District Council, Tel: 01935 462462

Directions (Postcode BA8 0EG)

Travelling south-west on the A303, leave at the Wincanton exit and at the first roundabout take the first turning signed to Blandford (A357). Follow the road across a mini-roundabout to the next roundabout and take the first turning, signed to Blandford (A357). Continue for about 2½ miles to Horsington. Ignore the first left turning, signed Horsington, before taking the next left onto Duck Lane, signed for the Half Moon Inn. Continue for about 350 yards and Lower Lodge will be found on the right (just before the village pond).

Viewings: All viewings are by appointment with the sole agents Knight Frank LLP.

Approximate Gross Internal Floor Area
132.2 sq m / 1423 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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