

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



CHERITON VIEW, TOMLIN, NORTH CHERITON, SOMERSET, BA8 0AX



**CHERITON VIEW,  
TOMLIN, NORTH CHERITON, SOMERSET, BA8 0AX**

A four bedroom detached family home on the outskirts of this popular village in a c. 3 acre plot.

Cheriton View has good accommodation enjoying lovely views towards King Alfred's Tower including an entrance hall, sitting room, snug, dining room, kitchen & breakfast room, utility, cloakroom, master bedroom with en-suite, three further bedrooms and a family bathroom.

There is extensive parking, enclosed gardens, a detached garage and c. 3 acres of land with outbuildings. This is a perfect home in which to enjoy a country lifestyle and must be viewed to be appreciated.

*About the area*

*North Cheriton is a popular village in beautiful countryside on the edge of the Blackmore Vale, lying south of the A303, a couple of miles south west of the small, historic market town of Wincanton and within easy reach Bruton, Castle Cary and Sherborne.*

*A wide range of commercial, cultural, and sporting facilities and amenities are on offer in the surrounding area, with a good choice of excellent state and independent schools. Holton has a church and a pub, and there are many more country pubs and restaurants to be found in neighbouring villages.*

*There is easy access to the A303 (London/Exeter) just over a mile away and two mainline rail links to London are within a short drive. The first runs from Templecombe to Waterloo; and the second from Castle Cary to Paddington.*





Cheriton View sits on the outskirts of the village and is tucked away, standing back from the village lane.

The house was built by the current owners in 1997 with great care and attention and now provides a great home for a family or indeed anyone that would like a country lifestyle.

The front door enters an entrance hall where there is space to hang coats and welcome in guests. The sitting room to the left of the entrance hall is a well proportioned room with an abundance of character features including ceiling beams, wooden floorboards and a large stone fireplace with wood burner. There is a cosy snug at the front of the house which could provide a study space. At the rear of the house is the dining room/garden room which enjoys the stunning views over the land and towards to the hills beyond. There are French doors leading outside and sliding glass doors to the sitting room and kitchen. The kitchen has a range of wall and base units, an integral fridge, a 1 1/2 bowl sink, a double electric oven with hob and space for a breakfast table. A door leads into the utility where there is plumbing for a washing machine and a door leading outside.

Also, on the ground floor is a cloakroom and storage underneath the stairs.

Upstairs there is a spacious landing that provides access to the four bedrooms and family bathroom. The master bedroom has double built in wardrobes, splendid views towards King Alfred's Tower and an ensuite with bath, separate shower, w/c and basin. There are two further double bedrooms and a single bedroom all with built in wardrobes. The family bathroom has a bath with overhead shower, w/c and basin.

It's worth noting that PV panels have been installed on the roof which provides a healthy income for the current owners.



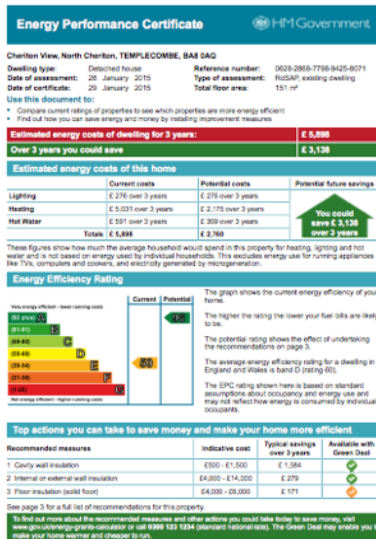


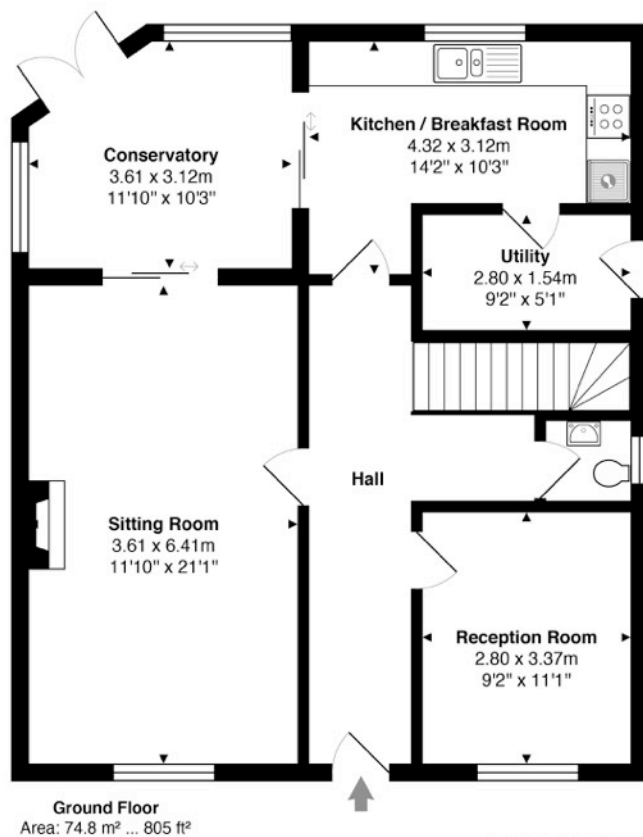
Outside there is ample parking at the front of the property with a driveway leading to further parking and a detached garage at the rear of the house. Within the garage there is power and space for a workbench and additional storage.

There are delightful enclosed gardens with Silver Birch trees and a variety of shrubs.

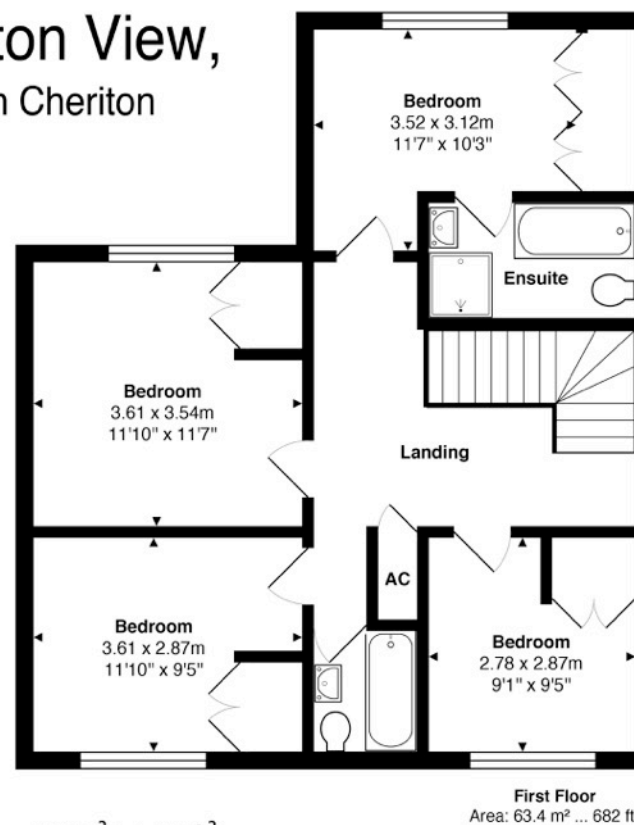
Beyond the gardens is a yard with a 5-bay open gated barn which could very easily be converted in stabling if required. There are also vegetable patches, greenhouses and a poly tunnel for those who wish to grow their own produce. The paddock totals in excess of 2 acres offering equestrian or smallholding opportunities.

Nb. There is a footpath that runs along the northern boundary of the paddock.





## Cheriton View, North Cheriton



Approximate gross internal floor area - 138 m<sup>2</sup> / 1,487 ft<sup>2</sup>

**IMPORTANT NOTICE** - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

**VIEWINGS** - interested parties are advised to check availability and current situation prior to travelling to see any property.