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**THE LAURELS  
DUCK LANE  
HORSINGTON  
BA8 0EG**



**£315♦000**

- ♦ **CHARMING PERIOD COTTAGE ♦ BEAUTIFULLY PRESENTED**
- ♦ **ENTRANCE HALL ♦ SITTING ROOM WITH OPEN FIRE**
- ♦ **DINING ROOM ♦ KITCHEN WITH INTEGRATED APPLIANCES**
- ♦ **STYLISH RE-FITTED BATHROOM ♦ 3 BEDROOMS**
- ♦ **COUNTRYSIDE VIEWS ♦ APPEALING FEATURES**
- ♦ **ATTRACTIVE GARDENS ♦ CENTRAL HEATING**

A delightful three bedroom mid terrace period cottage situated in the sought after village of Horsington. This beautifully presented home has been tastefully modernised in recent years blending modern day living with charm and character. There are a number of appealing features including sash windows to the front elevation, stylish kitchen and bathroom, attractive open fireplace, views over adjoining fields and potential for a loft conversion (STPP).



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**www.hambledon.net**

LOCATION: Horsington is a popular South Somerset village situated on the northern edge of the Blackmore Vale. This pretty village offers a public house, church and primary school. The large village of Templecombe, a few minutes drive to the south, benefits from a railway station connecting with London Waterloo. More extensive facilities can be found in Wincanton and the Abbey town of Sherborne. The A303 can be joined at Wincanton giving good access to London and the home counties. Horsington is also well placed for the areas best known independent schools including schools at Sherborne, Hazelgrove, Kings Bruton, Port Regis and St Mary’s at Shaftesbury.

ACCOMMODATION

Front door to:

ENTRANCE HALL: Smooth plastered ceiling with downlighters and smoke detector, radiator, stone tiled floor, stairs to first floor, cupboard housing electric metre and trip switches.

SITTING ROOM: 13’ x 12’9” Attractive open fireplace with slate hearth and painted surround, sash window to front aspect, picture rail, radiator, fireside fitted shelving and smooth plastered ceiling with downlighters.

DINING ROOM: 12’6” x 12’8” Feature fireplace with fitted units either side, smooth plastered ceiling with downlighters, radiator, understairs cupboard, window to rear aspect and doorway to:

KITCHEN: 9’10” x 7’2” A stylish fitted kitchen comprising 1 1/4 bowl sink unit set into a solid wood block working surface, range of matching wall, base and drawer units with solid wood block working surface over, built in electric double oven with inset Lamona electric hob above, smooth plastered ceiling with downlighters, dual aspect windows, wine rack, integrated fridge, freezer and washing machine, wall mounted gas (propane) boiler, stone tiled floor and stable door to garden.

From the hallway stairs to first floor.

FIRST FLOOR

LANDING: Radiator, window to rear aspect, storage cupboard. Smooth plastered ceiling with downlighters and hatch to loft.

BEDROOM 1: 11’7” x 9’1” Radiator, sash window to front aspect, ornate cast iron fireplace, smooth plastered ceiling with downlighters, built-in wardrobe either side of the fireplace and built-in corner storage cupboard.

BEDROOM 2: 10’ x 8’5” Radiator, smooth plastered ceiling with downlighters, window to rear aspect with views over the garden and fields beyond.

BEDROOM 3: 10’4” x 6’ Radiator, sash window to front aspect and smooth plastered ceiling with downlighters.

BATHROOM: A stylish refitted suite comprising bath with rain head shower over, wall hung hand basin, low level WC, window to side aspect, heated towel rail, smooth plastered ceiling with downlighters half tiled walls and tiles floor.

OUTSIDE

FRONT GARDEN: A pretty front garden ideal for tubs and fronted by wrought iron railings and a low brick wall.

REAR GARDEN: A paved patio fronted by a low wall leads to a good size lawned area enclosed by fencing and natural stone wall. There is a delightful outlook from the garden over adjoining fields, timber tool shed.

DIRECTIONS: From Wincanton take the A357 (signed Blandford). After passing the White Horse public house proceed for a further 3/4 mile and take the second turning signed Horsington (by the bus shelter) on the left. Proceed past the Half Moon Inn and The Laurels will be found on the left.

SERVICES: Mains water, electricity, gas (bottled propane), drainage, and telephone all subject to the usual utility regulations.

COUNCIL TAX BAND: C

TENURE: Freehold

VIEWING: Strictly by appointment through the agents.

PROPERTY MISDESCRIPTION ACT

We have not checked the suitability, specification or working condition of any service, appliance, fittings or equipment. The Agents cannot confirm the enforceability and validity of any Guarantee even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified, nor that the property remains as shown in any photograph. All measurements are approximate and are for guidance purposes only.

FLOOR PLAN

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Viewing Notes:-