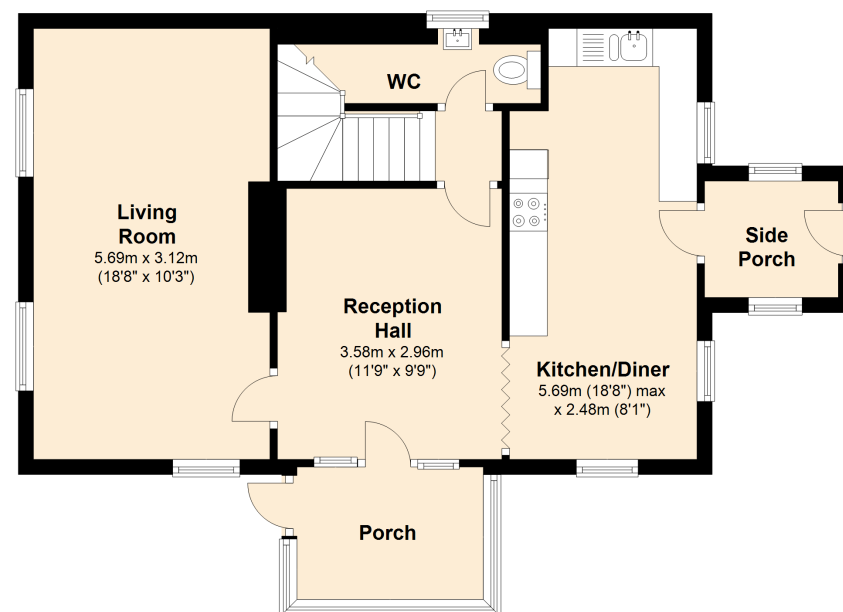




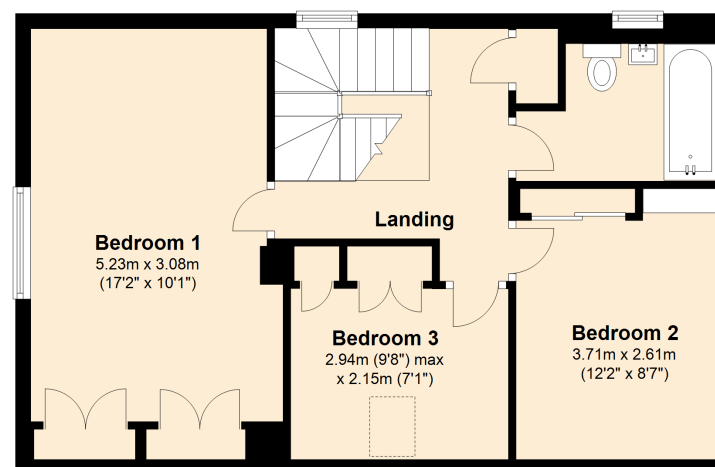
Ground Floor

Approx. 57.2 sq. metres (615.6 sq. feet)



First Floor

Approx. 51.5 sq. metres (554.2 sq. feet)



Total area: approx. 108.7 sq. metres (1169.8 sq. feet)



H ♦ A ♦ M ♦ B ♦ L ♦ E ♦ D ♦ O ♦ N
♦ E S T A T E ♦ A G E N T S ♦

THE OLD CHAPEL HIGHER ROAD HORSINGTON BA8 0EB



£340♦000

- ♦ INDIVIDUAL DETACHED FORMER CHAPEL
- ♦ RECEPTION HALL ♦ LIVING ROOM ♦ KITCHEN/DINER
- ♦ CLOAKROOM ♦ 3 BEDROOMS ♦ BATHROOM ♦ GARAGE
- ♦ ROOF TOP TERRACE ♦ MATURE SUNNY ASPECT GARDEN
- ♦ PARKING FOR SEVERAL CARS ♦ DOUBLE GLAZING
- ♦ OIL FIRED CENTRAL HEATING

A rare opportunity to acquire a former chapel which was converted into living accommodation during the 1960's. This individual character home is situated in an elevated position and enjoys many features including a roof top terrace, sunny aspect garden, parking for several cars, attractive solid wood flooring, spacious reception hall, living room with open fire, large master bedroom and downstairs WC.

AN EARLY VIEWING IS HIGHLY RECOMMENDED



Tel: (01963) 34000 Fax: (01963) 34003
19 High Street, Wincanton, Somerset BA9 9JT
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

Door to:

ENCLOSED ENTRANCE PORCH: Glazed windows to front aspect and front door with leaded light glazed insert to:

ENTRANCE HALL: 11’9” x 9’9” A spacious reception hall with wood flooring, radiator and exposed stonework with display shelving.

LIVING ROOM: 18’8” x 10’3” A feature open fireplace with display niche and mantle, wood flooring, two radiators, wall light points and UPVC double glazed windows to front and side aspects.

KITCHEN/DINER: 18’1” x 8’1” Inset single drainer stainless steel sink unit with cupboard below, further range of matching shaker style wall, drawer and base units with working surface over, tower unit with built-in oven, inset four ring electric hob, radiator, dual aspect double glazed windows and door to:

SIDE PORCH: 5’9” x 5’1” Window to side aspect and door to garden.

CLOAKROOM: Low level WC, wash hand basin, obscured double glazed window, space and plumbing for automatic washing machine, tiled floor and understairs recess.

From the inner hall stairs to first floor.

FIRST FLOOR

LANDING: Velux style window, airing cupboard housing pre-lagged hot water tank with shelving for linen and hatch to loft.

BEDROOM 1: 17’2” x 10’1” Double glazed window to side aspect with a pleasant view over the garden and countryside beyond, range of built-in wardrobes and radiator.

BEDROOM 2: 12’2” x 8’7” Radiator, fitted wardrobe and dressing table and double glazed window.

BEDROOM 3: 9’8” x 7’1” Velux window and built-in wardrobes.

BATHROOM: Panelled bath with mixer taps and shower attachment, wash hand basin, low level WC, velux style window and tiled to splash prone areas.

OUTSIDE

A double gate gives access to a wide drive/turning area with parking to both sides of the garage. Steps lead up to a roof top terrace and entrance to the property. The majority of the garden lies to the side of the property enjoying a sunny aspect being mainly laid to lawn interspersed with trees and enclosed by shrub borders and hedging. A side path extending to another lawned area with paved patio, coal bunker and water tap.

GREENHOUSE: 10’ x 8’3

GARAGE: 18’9” (to raised plinth extending to 22’6”) x 10’7” extending to 14’ into storage recess and boiler room. Oil fired boiler, oil tank, light and power and glazed window.

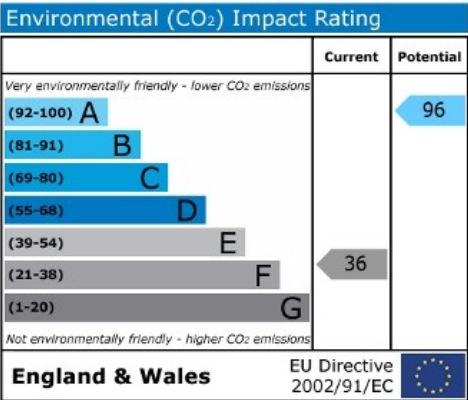
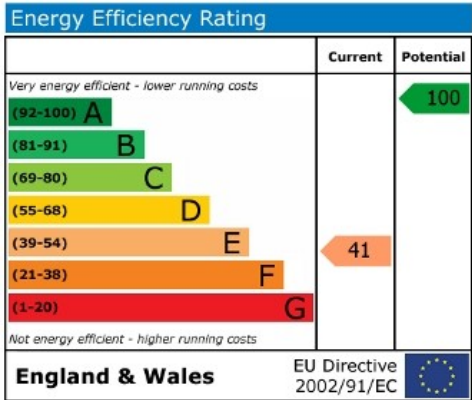
DIRECTIONS: From Wincanton take the A357 (signed Blandford). After passing the White Horse public in house South Cheriton proceed for a further 3/4 mile and the property will be found on the right. Look out for our for sale board.

SERVICES: Mains water, electricity, drainage, oil fired central heating and telephone all subject to the usual utility regulations.

COUNCIL TAX BAND: D

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:-