



Ground Floor
Approx 120 sq m / 1297 sq ft



First Floor
Approx 66 sq m / 705 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	80	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Barrow Lane Charlton Musgrove

Asking Price
£700,000

A splendid opportunity to purchase a substantial four bedroom detached family home offering 2000 sq. ft (185 sq. m) of living space, sitting in around half an acre of grounds and enjoying a lane side position in the picturesque village of Charlton Musgrove. The village lies in a most beautiful part of Somerset, not far from the Stourhead Estate and just over two miles from the towns of Bruton and Wincanton, where there is a selection of independent shops and supermarkets, entertainment and good independent, and local schools. The village itself has a vibrant community spirit with many events taking place in the area and at the village hall, which is available for hosting many types of functions. There is also a public house and two churches. Nearby, attractions in Bruton include the world famous Hauser and Wirth Art Gallery and the award winning At The Chapel restaurant.

The property makes an ideal home for an existing or growing family and boasts four reception rooms, offering ample space for family and guests. The addition of a garden room to the side has created that extra WOW to the property and will certainly continue to be the hub of the household for future residents. A magnificent place to spend a rainy day or enjoying an evening meal with friends and family. For the summer months, the terrace to the side of the garden room provides plenty of space to host gatherings or a peaceful spot to catch up your book. The magical gardens provide a great space for children and pets to play safe and free. There is the opportunity to explore self-reliance with vegetable gardens and even a small livestock area. On a practical note, the property is equipped with solar and water panels, promoting sustainability and reducing your carbon footprint and bills.

This home offers endless possibilities and must be viewed to fully appreciate all that it has to offer - book a viewing now - properties of this calibre in this location don't often become available.

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The Property

Accommodation

Inside

Ground Floor

The main entrance lies to the drive side of the house where steps rise to the useful timber storm porch and door to the boot room. This has plenty of space for boots, shoes and coats and houses the oil fired central heating boiler. There is a large L shaped kitchen and breakfast room, which overlooks the drive and the rear garden. It is fitted with plenty of units consisting of floor cupboards, separate drawer unit, tall larder cupboard and eye level cupboards and cabinets. There is a generous amount of work surfaces, including a breakfast bar, tiled splash back and one and half bowl stainless steel sink and drainer with a swan neck mixer tap. There is space and plumbing for a dishwasher and washing machine as well as a tumble dryer and fridge/freezer plus a dual fuel range style cooker. The floor is laid to tiles. From the kitchen there is an opening to the inner hall and double paned glass doors to the snug, which has double doors out to the rear garden. The sitting room boasts a double outlook with view to the side and over the front garden and has a wood burner installed. The office also overlooks the front garden and is fitted with a range of shelves, cupboards and work station. To the side of the house and accessed from the inner hall there is a most wonderful garden room - used as a dining and family room - that opens to the side alfresco entertainment area. Also on the ground floor is a WC.

First Floor

The first part of the landing provides access to bedrooms two and three - both are double sized and fitted with wardrobes. Bedroom two overlooks the front garden and bedroom three the rear garden. There is an inner landing with double sized airing cupboard housing the hot water cylinder and further landing with access to the bathroom, bedroom four, which is currently used as a walk in wardrobe/dressing room and to the main bedroom. There is the potential to create an en-suite to the main bedroom by either sacrificing part of the room or bedroom four.

Outside

5.87m" x 5.99m" (19'3" x 19'8")

Drive and Double Garage

Double timber gates from the lane open to a large tarmac drive with ample room for multiple vehicles, boat, caravan, horse box or motor home and leads up to the double garage. This has a remote controlled electric roll up door, fitted with light and power and provides plenty of storage in the rafters. The garage measures - 5.87 m x 5.99 m/19'3" x 19'8". To the side

of the garage there is a gated area with a timber shed.

Formal Gardens

The gardens are beautifully landscaped with many features. The current owner have made a delightful children's hideaway area - affectionately called the Gruffalo garden, the front garden is laid to lawn and planted with shrubs and trees that form an arch to the other part of the front garden. To the side of the house there is a large paved area that is ideal for alfresco entertaining and comes with a covered seating and bar area plus a further outbuilding that offers great development opportunities - hobbies room, work from home space or home gym. A gate opens to the rear garden - again, this has been attractively landscaped and has a large storage shed, feature well and gate to the drive.

The Paddock

From the carport a metal gate opens to further space that provides a whole host of opportunities. Currently divided into different areas - part is laid to grass with a hen house, an enclosed vegetable garden and a small wooded area. There is also a further metal framed outbuilding that may be used for a variety of purposes. The paddock backs onto pastureland.

The property sits in grounds extending to a little over half an acre.

Useful Information

Energy Efficiency Rating C

Council Tax Band E

uPVC Double Glazing

Oil Fired Central Heating

Mains Drainage

Freehold

Wholly owned solar panels providing an income and reducing costs and hot water panels providing free hot water.

Directions

From Gillingham

Proceed down the High Street bearing right into Queen's Street. At the junction with Le Neubourg Way turn left and proceed to the traffic lights. Turn right onto Wyke Street and then Wyke Road. Proceed in the direction of Wincanton and just before getting onto the A303 turn left and go under it. At the junction turn left and then right at the Hunters' Lodge. Continue on this road and turn right - before The Smithy Pub - into Barrow Lane. The property will be found on the left hand side, just after the church.

Postcode BA9 8HN



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.