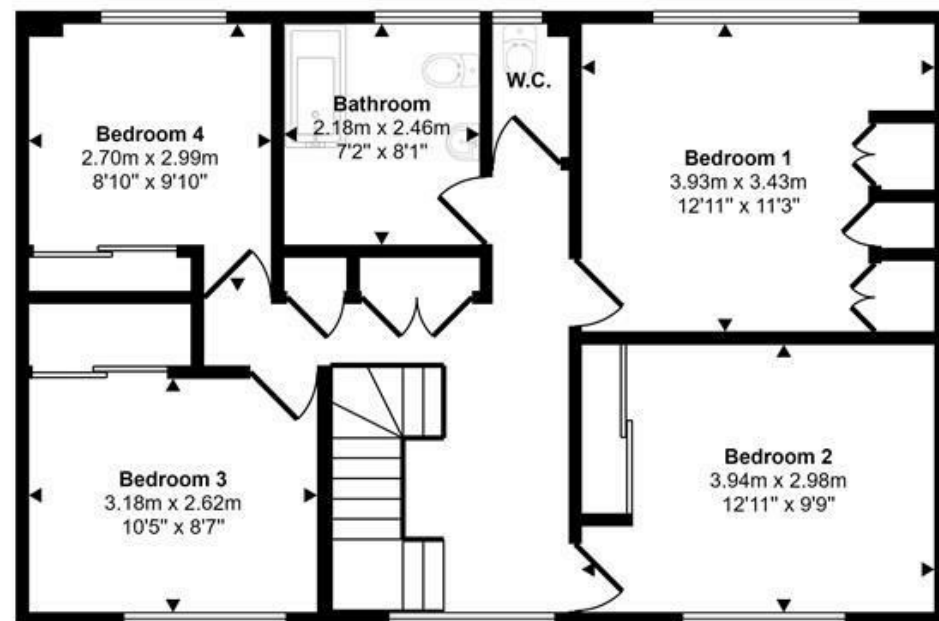




Ground Floor
Approx 66 sq m / 713 sq ft

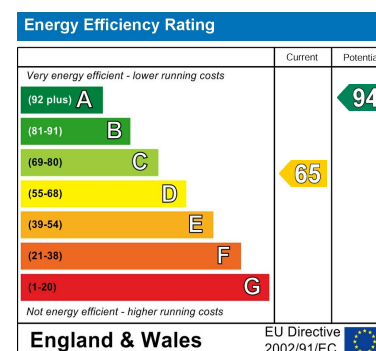


First Floor
Approx 67 sq m / 720 sq ft

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.

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Back Lane
Horsington

Guide Price
£550,000

A fabulous opportunity to purchase, with no onward chain, this bright and roomy traditional style detached family home set in a quarter of an acre plot with four double bedrooms, all with wardrobes and pleasing outlooks and enjoying a lane side position in the small and pretty village of Horsington. The village boasts a highly rated primary school, 13th century church and an historic duck pond. Just under a mile away is the village of Templecombe, which has a Coop store, post office and mainline train station serving London Waterloo and St.David's Exeter Further facilities will be found four miles away in the opposite direction, at Wincanton.

The property was built in t1973 and in keeping with its era boasts well proportioned internal accommodation, which is perfect for those seeking a spacious and comfortable living space. It has been a much cherished and enjoyed family home for our sellers for the last twenty two years. During this time it has been exceptionally well maintained and improved with double glazed windows with tilt and inward opening for easy cleaning and tri-folding door, which allows a seamless flow from the inside to the outside - all the external frames have been finished in Chartwell Green to blend with the environment. The bespoke kitchen with cherry wood work surfaces, adds a touch of elegance and uniqueness to the home and the flooring in the hall and dining room is waxed cherry wood from Sweden. There is an open fireplace in the sitting room, perfect for cosy evenings during the colder months and provides a wonderful ambiance. To the back of the house there is plenty of parking for storing caravan, boat or motor home, which makes it ideal for hosting guests or accommodating older children as they pass their driving test. Additionally, the property offers the potential for a work-from-home or an annexe, providing flexibility to adapt the space to suit your needs.

Viewing essential



The Property

Accommodation

Inside

Ground Floor

From the lane a path leads up to the storm porch and front door, which opens into a welcoming entrance hall. This has a large and useful cloaks cupboard, wood flooring and doors to the kitchen/breakfast room, dining room and to the sitting room. The sitting room boasts a double outlook with window to the front and tri-folding doors leading out to the rear garden. There is also a stone fireplace with open fire and opening into the dining room, which enjoys a view over the rear garden and has a wood floor. The kitchen/breakfast room overlooks the lane to the front and is fitted with a range of bespoke units consisting of floor cupboards with drawers, pull out baskets and bottle store plus eye level cupboards and cabinets with open ended display shelves. There is a good amount of cherry wood work surfaces with tiled splash back and one and half stainless steel sink and drainer with mixer tap. There is a built in double electric oven and ceramic hob with extractor hood above plus space and plumbing for a dishwasher. The floor is tiled. Also on the ground floor is a utility with plenty of storage, space for a fridge/freezer and houses the boiler and door to the cloakroom and to the drive.

Garden

The main garden lies to the rear of the property - laid to lawn and is planted with many shrubs and trees, including cherry and two types of apple tree plus redcurrant and gooseberry bushes. There is also a large elephant grass, jasmine plus on the rear of the house there is wisteria and a productive vine. There are seating areas and a greenhouse. The whole plot extends to about a quarter of an acre and in part is enclosed by an old stone wall. The garden enjoys a high degree of privacy and has a southerly aspect.

Useful Information

Energy Efficiency Rating D

Council Tax Band E

uPVC Double Glazing

Oil Fired Central Heating

Mains Drainage

Freehold

No Onward Chain

Directions

From Wincanton

Leave Wincanton on the A357 heading towards Templecombe. After a few miles take the first turning to Horsington onto Back Lane. The property will be found towards the end of the lane on the right hand side. Postcode BA8 0ED

First Floor

The galleried landing benefits from a large airing cupboard housing the hot water cylinder and fitted with shelves for linen and towels and access to the insulated and part boarded loft space. There is a separate WC and a family bathroom. This is fitted with a bath with waterfall mixer tap and shower attachment, low level WC and vanity wash hand basin. There is also a traditional style combined radiator/heated towel rail and the floor is laid to tiles. The four double bedrooms, all have wardrobes and either a view over the rear garden or over countryside to the front.

Outside

5.99m' x 2.74m (19'8' x 9')

Parking

From the lane there is a tarmacadam drive that lead to the rear of the house where there is plenty of room for multiple vehicles, motor home, caravan or boat storage as well as access to the garage and work shop.

Garage and Workshop

The measurement for each - 5.99 m x 2.7 4 m/19'8" x 9' approx. The garage has an up and over door, fitted with light and power plus connecting door to the workshop. This has a window and door to the drive, fully insulated and has light and power. There is the potential to develop into an annexe or work from home space.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.