



Stone Cottage, 2 Water Lane, Charlton Horethorne, Sherborne

A stunning two-bedroom period property located on a quiet lane in a highly sought-after village.

Offers In Excess Of
£475,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

Stone Cottage, 2 Water Lane, Charlton Horethorne, Sherborne, DT9 4NX

- Two bedroom
- Character features
- Rural village setting
- Sought after location
 - Large garden
 - Off street parking
- Close proximity to local amenities

Viewing strictly by appointment
Symonds & Sampson
01935 814488





Stone Cottage is a period semi-detached residence nestled along a quiet lane within the scenic, rolling countryside of Charlton Horethorne.

Accommodation

Upon stepping into the property, you are welcomed by a generous entrance hall featuring a side-facing window and radiator.

Continuing through, you are greeted into the dining room and living room which are separated by the stairway. The living room boasts a front-facing window looking over neighbouring paddocks, with a remarkable log burner commanding attention as the centrepiece of the room.

The dining room features a radiator and access to the stairs, also offering an under stairs cupboard and shelving. Throughout these spaces, open beams add a wealth of character to this charming property.

The kitchen presents a well-appointed space with a combination of wall, base, and drawer units. It features a 1.5 sink, an electric hob and oven, as well as ample room for white goods, all of which will be included in the sale. A rear window allows natural light to fill the room, complemented by a convenient stable door leading out to the garden.

The kitchen also accommodates the boiler.

The snug/third bedroom is flooded with natural light with large windows to the side and French doors that open onto the patio. There is also radiators.

Ascending to the first floor, the landing provides access to all principal bedrooms and features a side window, offering the space with natural light.

The master bedroom is adorned with two built-in wardrobes, a feature fireplace, and a window overlooking the front of the property.

Bedroom two offers a built-in wardrobe, radiator, and a single glazed window with views of the rear of the property. Both bedrooms offer access to the loft, with the master bedroom providing a light and ladder.

The bathroom comprises a WC, his and her basins, a bath with an overhead rainfall shower, and a radiator.

Outside

The garden provides a delightful outdoor space, featuring a patioed area and steps leading up to a lush lawn adorned with mature shrubs and trees. As you ascend further, up the garden there is a greenhouse

and shed. Towards the rear, an orchard unfolds, showcasing apple and pear trees as well as a large workshop that offers power.

Situation

Charlton Horethorne is a vibrant small village set in picturesque rolling countryside on the Dorset/Somerset border. The village offers a shop, primary school, The Kings Arms pub and hotel, parish church and village hall. Located approximately 5 miles away from Sherborne's main shopping street offers a wide range of shops, local businesses and facilities including a Waitrose supermarket. Other towns within driving distance include the regional centre of Yeovil (10 miles) and the town of Wincanton (8 miles).

Sherborne also has an excellent range of schools with two primary schools within the town, both feeding to The Gryphon School for secondary education. Private schools in the area include the Sherborne schools, Leweston, Haselgrove and the Bruton schools. Sherborne has a regular mainline service to Waterloo taking about 2.5 hours and there is a fast train service from Castle Cary (10 miles) to Paddington, which takes about 90 minutes. Bournemouth, Bristol and Exeter Airports are all easily accessible.

Services

Mains electric, drainage and water
Oil central heating
Somerset Council - www.somerset.gov.uk

Council Tax Band – E
EPC - D

The Government's flood risk assessment at <https://check-long-term-flood-risk.service.gov.uk/risk#> gives the flood risk of an area, not a specific property. The owners report there have been no issues for this property with flooding during their 24 years of ownership.

Superfast broadband is available in the area
Mobile phone coverage is available inside and outside
Source Ofcom ofcom.org.uk

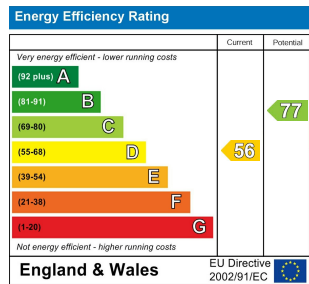
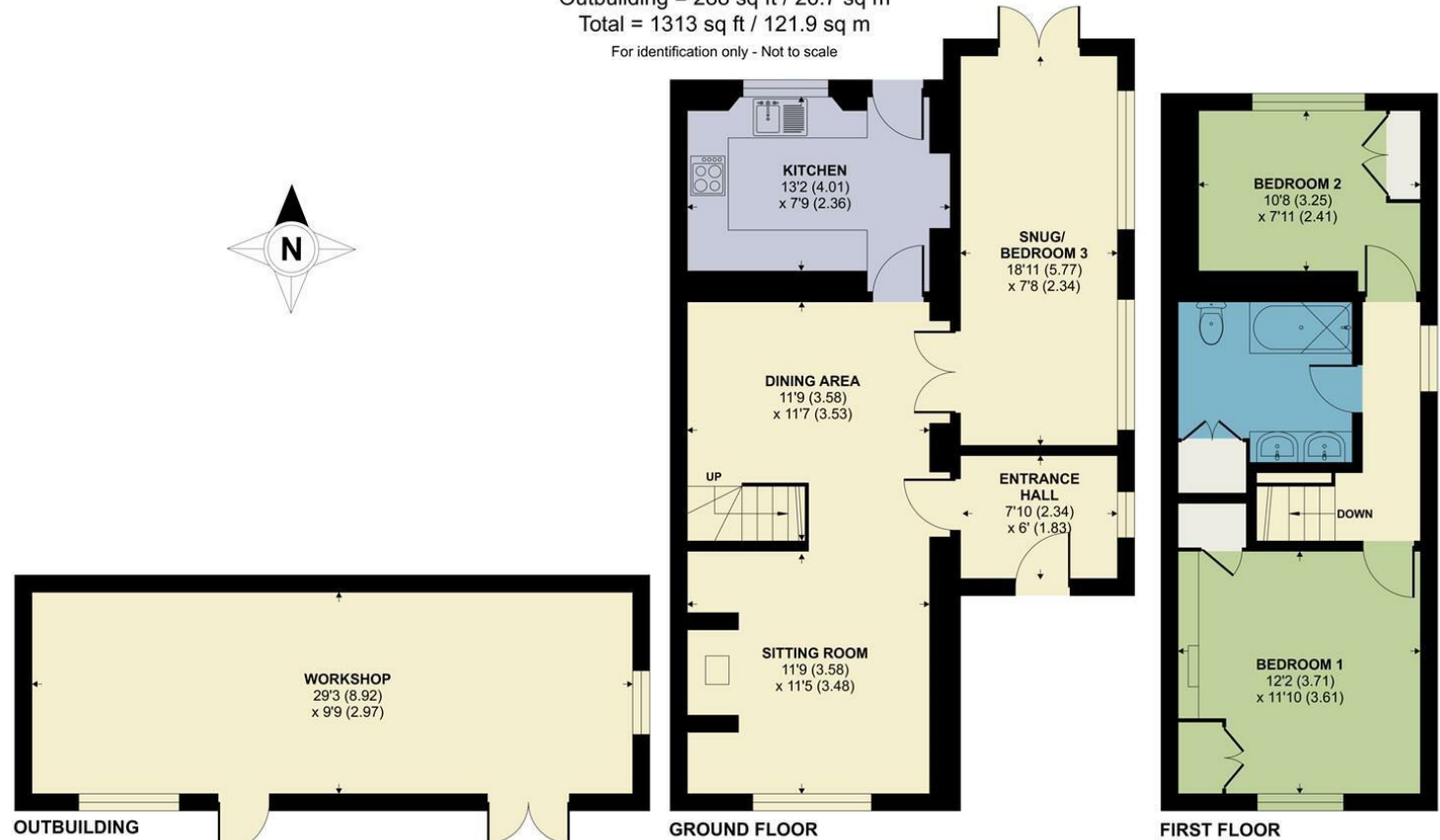
Directions

From Sherborne, head North-East on the B3145/Bristol Road to Charlton Horethorne. Carry on through the village of Charlton Horethorne, upon leaving the village take your first left onto Water Lane. Follow this road along this road, the property will be found on your right hand side.

Water Lane, Charlton Horethorne, Sherborne

Approximate Area = 1025 sq ft / 95.2 sq m
Outbuilding = 288 sq ft / 26.7 sq m
Total = 1313 sq ft / 121.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1089159



Sherb/JM/03.24

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