



Symonds
& Sampson

High House

Harvest Lane, Charlton Horethorne, Sherborne

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Harvest Lane
Charlton Horethorne
Sherborne
DT9 4PH

A spacious four-bedroom detached home set on a secluded plot in the highly desirable village of Charlton Horethorne, offering picturesque views of the Blackmore Vale countryside.



- Four bedroom detached property
- Spacious and light accommodation throughout
- Ensuite and dressing room to the master bedroom
- Views over the Blackmore Vale countryside
 - Ample off road parking and garage
 - No onward chain

Guide Price £775,000
Freehold

Sherborne Sales
01935 814488
sherborne@symondsandsampson.co.uk



THE DWELLING

This well presented double-fronted property, with brick elevations under a tiled roof, is nestled in the highly sought-after village of Charlton Horethorne.

ACCOMMODATION

The ground floor boasts a bright and spacious layout, with a central hallway leading to the living room, kitchen/diner, and cloakroom. The fully equipped kitchen is designed to cater to all culinary needs, with an open passageway connecting to the dining room. The utility room, accessible from the kitchen, includes an additional cloakroom, a pantry, access to the garage and a door that opens to the rear garden. The living room, accessed from the opposite side of the hallway, features an open fireplace and French doors that lead to the south-facing patio.

The first floor offers scenic views of the neighbouring countryside and includes four spacious bedrooms all providing built-in wardrobes. The master bedroom includes an en-suite and a dressing room, while a well appointed family bathroom, separate WC and a airing cupboard are also located on this level.

GARDEN

The beautifully established rear garden is predominantly laid to lawn with and thoughtfully enclosed by mature

shrubbery and trees. At the far end of the garden, a generous vegetable patch is complemented by a garden shed and a greenhouse. Further along, a workshop provides additional utility. An elevated, southerly facing patio area can also be accessed from the lawn. The property benefits from side access on both sides, leading to a spacious driveway with ample parking. The single-car garage is equipped with an electric door and features built-in storage.

SITUATION

Charlton Horethorne is a charming village nestled in the 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. Just 5 miles away, Sherborne provides a variety of shops, local businesses, and a Waitrose supermarket. Nearby towns include Yeovil (10 miles) and Wincanton (8 miles).

Sherborne boasts excellent schools, including two primary schools that feed into The Gryphon School for secondary education. Private options include the Sherborne schools, Leweston, Haselgrove, and Bruton. Sherborne offers a mainline service to Waterloo in about 2.5 hours, while Castle Cary (10 miles away) has a fast train to Paddington in around 90 minutes. Bournemouth, Bristol, and Exeter Airports are also easily accessible.

DIRECTIONS

What3words - //reassured.most.cured

MATERIAL INFORMATION

Mains electric, water and drainage are connected to the property. The boiler is located within the utility room and the oil tank is located within the front garden.

Broadband - Superfast broadband is available. Mobile phone network coverage is limited inside and is likely outside on most major networks. (Information from Ofcom <https://www.ofcom.org.uk>) Somerset Council Council Tax Band: F

AGENTS NOTE

"There is a proposed development nearby ref 23/02275/HYBRID to the north of the property, although this is unlikely to directly affect the outlook of this property. Interested parties can view the application here www.somerset.gov.uk".





Harvest Lane, Charlton Horethorne, Sherborne

Approximate Area = 2021 sq ft / 187.7 sq m

Garage = 228 sq ft / 21.1 sq m

Workshop = 138 sq ft / 12.8 sq m

Total = 2387 sq ft / 221.7 sq m

For identification only - Not to scale

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		7	
(81-91) B			
(69-80) C		59	
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G		35	
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1174068



Sherb/JM/0824



01935 814488

sherborne@symondsandsampson.co.uk
Symonds & Sampson LLP
4 Abbey Corner, Half Moon Street,
Sherborne, Dorset DT9 3LN



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