



Symonds  
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# Little Dolwells

Blackford Way, Charlton Horethorne, Sherborne



# Little Dolwells

Blackford Way  
Charlton Horethorne  
Sherborne  
DT9 4ND

Part of a small development of exclusive houses within the picturesque village of Charlton Horethorne, this property provides flexible accommodation over three floors, brimming with character and charm throughout.



- Four bedroom detached property
- Flexible accommodation over three floors
  - En suite to master bedroom
- Character features throughout
  - South facing garden
- Driveway with double garage

Guide Price £810,000

Freehold

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## THE DWELLING

Built in 2003, Little Dolwell features striking hamstone elevations beneath a traditional thatched roof. Thoughtfully designed, this property offers flexible accommodation across three floors, showcasing character and charm throughout. The home is enriched with delightful finishes, including oak doors and exposed beams, blending modern living with timeless craftsmanship.

## ACCOMMODATION

The lower ground floor boasts a spacious kitchen diner, illuminated by natural light from the timber sunroom extension. At its centre is a stunning inglenook with a oil-fired AGA, beautifully complementing the shaker-style cabinetry, catering to all culinary requirements. Adjacent to the kitchen is a utility room, offering ample storage and access to a convenient cloakroom. This level also includes a study, providing flexible living space, as well as an entrance hallway with direct access to the garage.

The ground floor, centred around an entrance hall, provides access to the living room, which features dual aspect windows and a striking feature fireplace. Bedrooms two and four are also located on this level, sharing a convenient Jack-and-Jill bathroom.

The first floor provides access to bedroom one and three. Bedroom one accessed through its dressing room enjoys a views over the neighbouring countryside alongside a ensuite bathroom. A shower room can also be found on this level alongside the airing cupboard.

## GARDEN

Accessed from the ground floor, the garden boasts a spacious south-facing patio, perfect for outdoor living, along with a lawned area bordered by mature shrubs. Behind a trellis, the oil tank is discreetly positioned at the rear of the garden. The driveway, accessible either via an external staircase from the ground floor or directly from the lower ground level, offers ample parking and is also bordered by mature shrubs. The double garage, reached from the driveway, provides additional parking along with power, lighting, and plumbing for white goods.

## 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 - ///mothering.intent.smallest

## 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 garden.

The ridge, porch, and any necessary repairs to the thatched roof were completed in 2023.

Broadband - Ultrafast 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

The driveway, owned by Little Dolwell, is shared with three other dwellings that were part of the original development. Each property has a right of access over the driveway, and the maintenance costs are shared jointly among the four homeowners when needed.



Energy Efficiency Rating		
Current	Potential	
Very energy efficient - lower running costs		
<b>A</b> (92-100)	<b>B</b> (81-91)	
<b>C</b> (69-80)	<b>D</b> (55-68)	64 66
<b>E</b> (39-54)	<b>F</b> (21-38)	
<b>G</b> (1-38)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## Blackford Way, Charlton Horethorne, Sherborne

Approximate Area = 2463 sq ft / 228.8 sq m

Limited Use Area(s) = 32 sq ft / 2.9 sq m

Garage = 461 sq ft / 42.8 sq m

Total = 2956 sq ft / 274.5 sq m

For identification only - Not to scale

Denotes restricted head height



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1193944



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