

# Brambletye

Maperton Road, Charlton Horethorne



# Brambletye

Maperton Road  
Charlton Horethorne  
DT9 4NT

A two-bedroom bungalow with reconstituted brick elevations, set in a generous plot with a wraparound gardens, garage, and countryside views. The property offers excellent potential in a prime location overlooking the Blackmore Vale and backing onto open fields.



- Views over the Blackmore Vale countryside
  - Two bedroom detached bungalow
    - In need of modernisation
- Located in a sought after village with amenities
  - Driveway and garage
  - No onward chain

Guide Price £375,000  
Freehold

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## DWELLING

Constructed with reconstituted brick elevations beneath a tiled roof, this two-bedroom bungalow enjoys a prime position with views over the picturesque Blackmore Vale countryside. In need of modernisation, the property occupies a generous plot and benefits from a garage and a wraparound garden, offering excellent potential to create a delightful home in a sought-after setting.

## ACCOMMODATION

Accessed via an enclosed porch, the kitchen is fitted with wooden cabinetry and offers space for a range of white goods. Beyond the kitchen lies a bright conservatory with access to the rear garden. The spacious living room is accessed separately and benefits from a triple aspect, with a sliding door also leading out to the garden.

To the opposite side of the property are two generous double bedrooms, positioned adjacent to the family bathroom.

## GARDEN

To the rear, a gravelled patio bordered by flower beds enjoys an outlook over neighbouring fields. To the side of the property, a lawned area benefits from a sunny southerly aspect. The garden also features two sheds positioned within the plot, alongside a single garage.

## MATERIAL INFORMATION

Mains electric, water and drainage.

Night storage heating.

Broadband - Ultrafast broadband is available.

Mobile phone network coverage is likely outside on most major networks, limited/none connection available inside.

(Information from Ofcom <https://www.ofcom.org.uk>)

Somerset Council

Council Tax Band: D

## 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 - [///newspaper.inflation.emporium](https://www.what3words.com/)





Energy Efficiency Rating	
Very energy efficient - lower running costs	
A	81
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

## Maperton Road, Charlton Horethorne, Sherborne, DT9

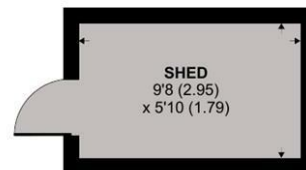
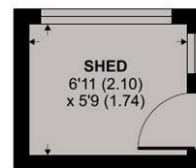
Approximate Area = 816 sq ft / 75.8 sq m

Garage = 168 sq ft / 15.6 sq m

Outbuildings = 96 sq ft / 8.9 sq m

Total = 1080 sq ft / 100.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1271915



Sherb/JM/0425



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