



Symonds
& Sampson

Laurel Cottage

Ash Walk, Henstridge

Laurel Cottage

Ash Walk
Henstridge
Templecombe
BA8 0QD

A charming one bedroom semi-detached cottage, beautifully renovated and situated in the heart of Henstridge. Featuring traditional stone elevations and a tiled roof, the property offers open-plan living and a south-facing garden.



- Semi detached one bedroom cottage
 - Fully renovated
 - Southerly facing garden
 - No onward chain

Guide Price **£240,000**

Freehold

Sherborne Sales
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THE DWELLING

A thoughtfully renovated one-bedroom semi-detached cottage features traditional stone elevations to the front and a tiled roof. Updated throughout in recent years, it offers stylish accommodation in the heart of the popular village of Henstridge.

ACCOMMODATION

The ground floor offers open-plan living, with a welcoming sitting room to the front of the property, centred around a log-burning stove. To the rear, the kitchen is well-appointed and designed to meet all culinary needs, with space for white goods. A door from the living area opens out to the garden, while a downstairs cupboard provides additional storage.

The first floor features a small landing that leads to a generously sized bedroom at the front of the property. A well-appointed shower room is also accessed from the landing, completing the accommodation on this level.

GARDEN

The property enjoys a generous southerly facing garden, largely laid to lawn and bordered by mature shrubs and trees, creating a pleasant and private outdoor space. A patio area sits directly adjacent to the cottage, and the garden also provides access to the oil tank and external boiler.

MATERIAL INFORMATION

Mains electric, water and drainage.

Oil-fired central 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: C

Planning application number - 18/02770/HOU - Planning approval for two storey side extension and erection of a new storm porch.

The following covenant will be applied to the sale of the property:

- The owners of Laurel Cottage will share responsibility to maintain & repair the stone wall which forms the boundary between the property and Greta's Cottage garden.
- The apple tree to be maintained (to provide screening for Greta's cottage) or replaced by mutual agreement.

SITUATION

Situated in the heart of Henstridge, a well-connected village in Somerset, just a short drive east of the historic market town of Sherborne. The village offers a good range of local amenities, including a primary school, two pubs, a church, a post office and convenience store, a village hall and a recreation ground. Further day-to-day services can be found nearby in Stalbridge, home to the popular Dike & Son supermarket and a variety of independent shops.

The nearby towns of Sherborne and Shaftesbury provide a wider selection of shops, cultural attractions, and leisure facilities. The surrounding countryside offers excellent opportunities for walking, riding and other outdoor pursuits, and the area is well-regarded for its choice of both state and independent schools.

Henstridge enjoys convenient transport links, with a mainline railway station at Templecombe offering services to London Waterloo, and easy access to the A303 via Wincanton, providing routes to the southwest and London.

DIRECTIONS

What3words - ///winners.evolved.afraid

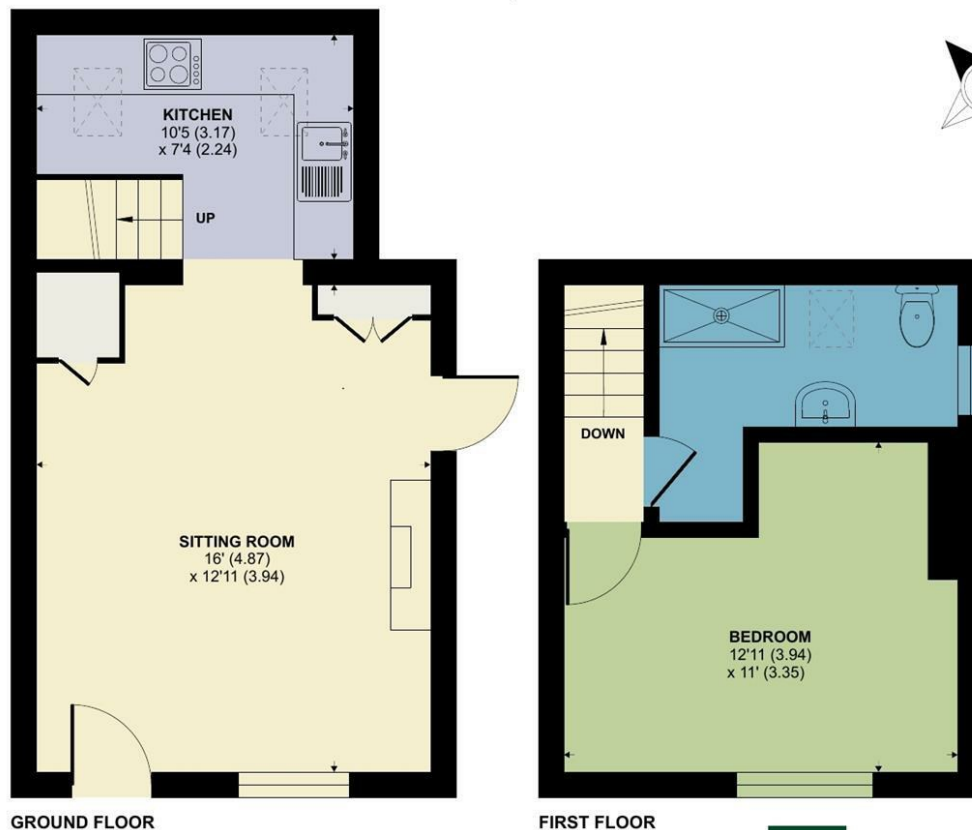


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
100-120 A		87
81-100 B		
62-80 C		70
43-61 D		
25-42 E		
9-24 F		
1-8 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Ash Walk, Henstridge, Templecombe

Approximate Area = 499 sq ft / 46.3 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: 1286327



Sherb/KS/0525



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