

Symonds
& Sampson

Laurel Cottage

The Knapp, Charlton Horethorne, Sherborne

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The Knapp
Charlton Horethorne
Sherborne
DT9 4PQ

A thoughtfully updated Grade II Listed end-of-terrace cottage offering two double bedrooms and well-utilised living space. Featuring a beautifully landscaped south-facing garden, the property enjoys a prime village location with charming period features and excellent access to local amenities.

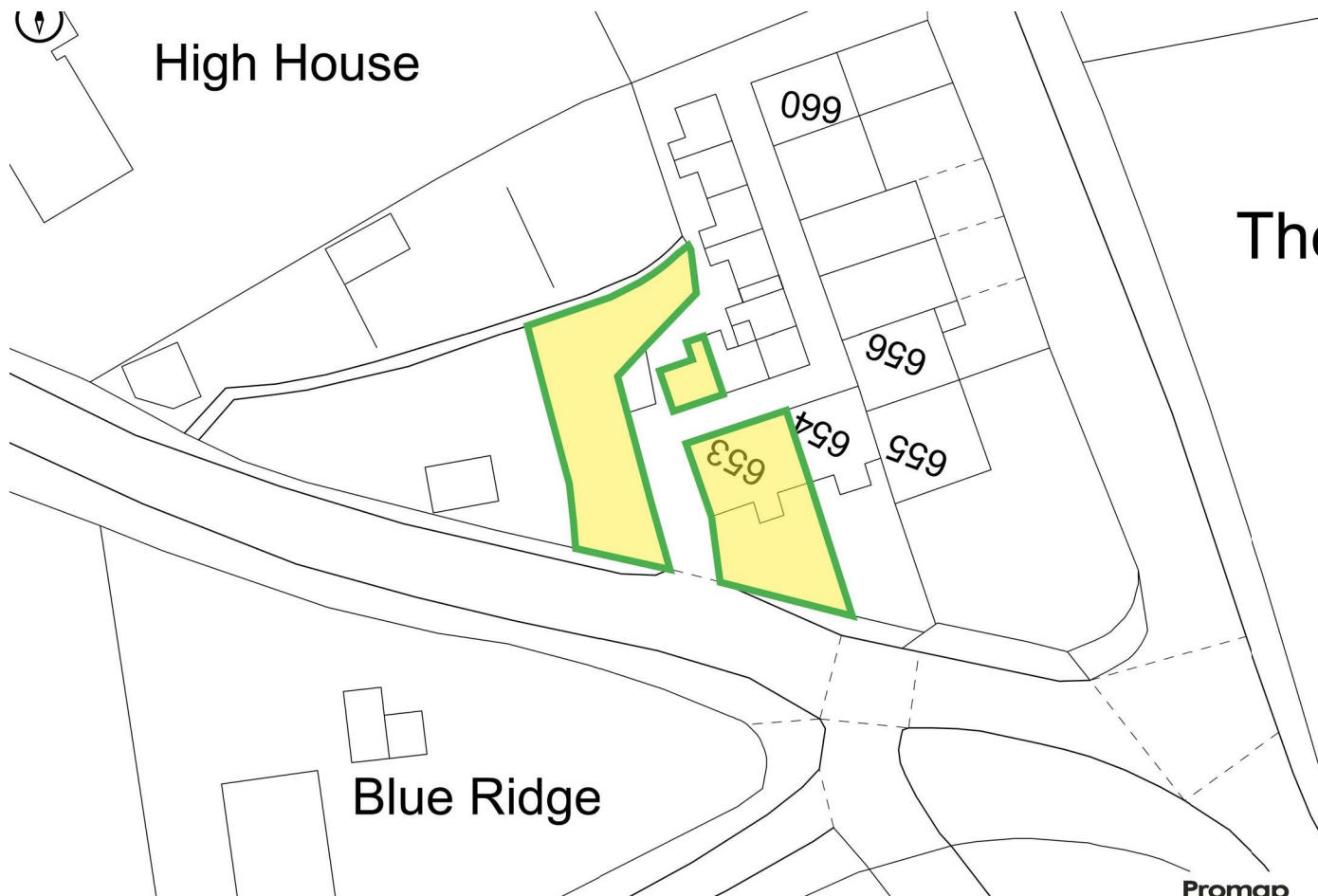


- Grade II Listed two bedroom property
- Charm and character throughout
- Thoughtfully arranged and updated accommodation
 - South facing garden
 - Sought after village location

Offers In Excess Of £300,000

Freehold

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THE DWELLING

With attractive coursed local stone elevations, dressed with distinctive pin-sharp quoins and set beneath a Welsh slate roof with ornate bargeboards to the gable, this Grade II Listed end-of-terrace cottage, dating back to circa 1850, forms part of an angled corner block of charming period cottages. Exuding character and architectural interest throughout, the property has been thoughtfully updated by the current vendors to create a well-presented and practical home. Offering two double bedrooms and well-appointed living accommodation, the cottage beautifully blends original period features with modern comforts.

ACCOMMODATION

The property is entered via a front porch, leading through the original door that immediately sets the tone with its character and charm. The inviting living room is centred around a log-burning stove and benefits from dual-aspect windows, filling the space with natural light. Bespoke cabinetry adds both functionality and style.

To the rear, the kitchen caters to all culinary needs, featuring solid wood cabinetry, matching solid wood worktops and space for white goods. There is ample room for dining furniture and a useful understairs storage area adds to the practicality. A rear porch provides further access to the garden.

Upstairs, the property offers two well-proportioned double bedrooms and a beautifully finished shower room. The bathroom includes a solid wood vanity unit, WC and a generous double shower, all completed to a high standard.

GARDEN

To the rear of the properties the gardens are communal with each property owning its own plot, included within the properties boundaries is charming traditional dry stone wall and mature hedging, the beautifully landscaped south-facing front garden provides an idyllic outdoor space. A thoughtfully arranged layout includes a patio area adjacent to the house, with a pathway leading from the gate to the front door. Additional outdoor storage is discreetly positioned within the garden, complementing the surroundings. On street parking is also positioned to the front of the property.

To the rear of the property, a stone-built outbuilding offers electric and water and is currently used for housing additional white goods, with further storage provided by an adjoining lean-to.

Steps at the rear lead up to a well-maintained lawn, this area flows into a kitchen garden, beyond which lies a further seating area beneath a timber-framed pergola. Situated in a corner position, the garden enjoys sunlight throughout the day.

MATERIAL INFORMATION

Mains electric, water and drainage.
Electric underfloor heating to the kitchen and bathroom.
Electric radiators remaining rooms.

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

This property is situated within a conservation area.

The property benefits from a right of way over the neighbouring property. For further clarification, please refer to the Land Registry plan for precise boundary details.

SITUATION

Charlton Horethorne is a charming village nestled in picturesque rolling countryside on the Dorset/Somerset border. The village offers a strong sense of community and a range of amenities, including a village shop, primary school, The Kings Arms pub and hotel, parish church, and a village hall. Situated on a quiet village road, the property enjoys a prime location within the heart of the village, offering convenient access to local amenities as well as nearby footpaths around The Cleeve.

The historic town of Sherborne lies just 5 miles away, offering a variety of independent shops, cafés, restaurants, and a Waitrose supermarket. Other nearby towns include Wincanton (8 miles) and Yeovil (10 miles), providing further facilities.

Sherborne is well known for its excellent schools, including two primary schools feeding into The Gryphon School for secondary education. Independent options include Sherborne School and Sherborne Girls, as well as Leweston, Hazlegrove, and Bruton School for Girls. The town also benefits from a mainline rail service to London Waterloo in approximately 2.5 hours, while Castle Cary (10 miles away) offers a fast train to London Paddington in around 90 minutes. Bournemouth, Bristol, and Exeter airports are all within reach, providing excellent regional and international connectivity.

DIRECTIONS

What3words - ///formless.pushy.spoken



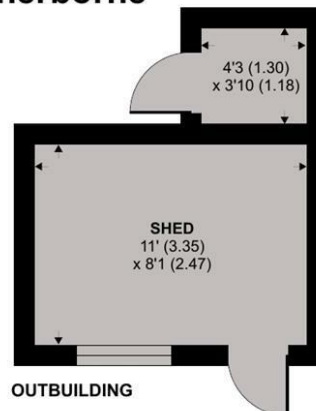
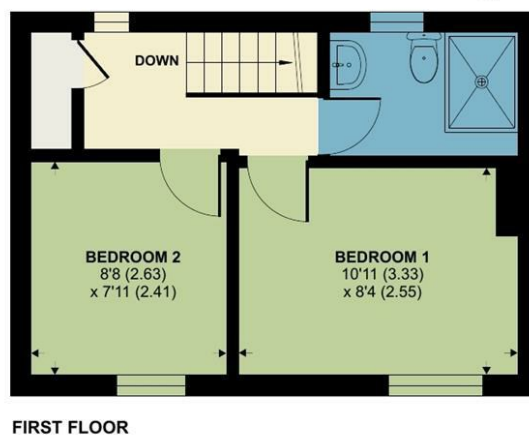
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Approximate Area = 571 sq ft / 53 sq m

Outbuilding = 106 sq ft / 9.8 sq m

Total = 677 sq ft / 62.8 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: 1310408



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