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Manor Close, Charlton Horethorne, Sherborne

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Manor Close Charlton Horethorne Sherborne DT9 4PF

Recently refurbished and well presented bungalow situated in a convenient and desirable village, offering comfortable accommodation and benefiting from no onward chain.



- Two bedroom semi-detached bungalow
 - Recently refurbished throughout
- Situated in the popular village of Charlton Horethorne
 - Enclosed rear garden enjoying southerly aspect
 - Close proximity to village amenities
 - No onward chain

Guide Price **£210,000**

Freehold

Sherborne Sales
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THE DWELLING

A two bedroom semi-detached bungalow situated in a sought after village benefiting from being refurbished throughout.

ACCOMMODATION

The central hallway provides access to all rooms within the property, with the bedrooms positioned to the rear and the living accommodation to the front. The sitting room includes a useful storage cupboard and leads through to the kitchen, which is fitted with cabinetry and offers space for white goods. The bathroom, accessed from the central hallway, is currently arranged as a wet room but offers sufficient space to accommodate a bath.

GARDEN

The garden is predominantly laid to lawn, fully enclosed, and benefits from a pleasant southerly aspect. A patio adjoins the property, creating an ideal area for outdoor seating, while a brick-built shed to the rear offers useful external storage and is fitted with power, providing potential for use as an additional utility space.

SITUATION

Set within the centre of the particularly attractive and sought-after village of Charlton Horethorne, which lies amidst gently rolling countryside on the Dorset-Somerset border. Surrounded by fields and woodland, the village enjoys a peaceful rural atmosphere while offering good everyday amenities, including a village shop, primary school, the well-regarded Kings Arms pub and hotel, parish church, and an active village hall.

The historic abbey town of Sherborne lies approximately 5 miles away and provides a wide range of shops, cafés, restaurants, and a Waitrose supermarket. Castle Cary, about 9 miles distant, is a popular market town with a characterful high street, weekly market, and mainline station, while Bruton is known for the Hauser & Wirth gallery and the nearby Newt estate, a renowned country destination.

The area is well served for education, with excellent state and independent schools in Sherborne and Bruton. Transport links are strong, with mainline rail services from Sherborne, Templecombe, and Castle Cary to London, together with good road access and regional airports at Bristol, Bournemouth, and Exeter.

MATERIAL INFORMATION

Mains electric, water and drainage connected to the property.

ELECTRIC/NIGHT STORAGE HEATING

Broadband - Ultrafast broadband is available.

Mobile phone network coverage is likely at the property, for further information please see, Ofcom <https://www.ofcom.org.uk>

Somerset Council

Council Tax Band: B

DIRECTIONS

What3words - ///forced.duplicate.foreheads



Energy Efficiency Rating	
Current	Potential
 Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	90
	69
England & Wales	
EU Directive 2002/91/EC	

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Approximate Area = 514 sq ft / 47.7 sq m

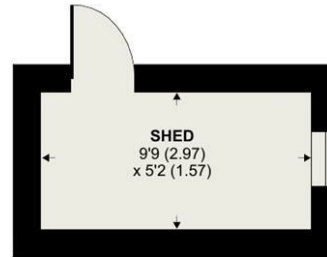
Outbuilding = 49 sq ft / 4.6 sq m

Total = 563 sq ft / 52.3 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1388645



Sherb/JM/0126



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