

# Rolfe East



## Furge Grove, Henstridge, BA8 0QF

Offers In Excess Of £284,000

- IMMACULATE SEMI DETACHED HOUSE BOASTING THREE DOUBLE BEDROOMS.
- EXCELLENT FAMILY-FRIENDLY GARDENS AT THE FRONT, SIDE AND REAR.
- SITUATED IN THE BEST PART OF HENSTRIDGE!
- SHORT DRIVE TO HISTORIC TOWN OF SHERBORNE AND RAILWAY STATION TO LONDON.
- SOUGHT-AFTER RESIDENTIAL BACKWATER ADDRESS.
- OFF ROAD PARKING FOR TWO CARS.
- OIL FIRED RADIATOR CENTRAL HEATING, DOUBLE GLAZING AND GREAT EPC RATING!
- LOVELY COUNTRYSIDE VIEWS INCORPORATING PRETTY PARISH CHURCH.
- SCOPE TO EXTEND, subject to the necessary planning permission.
- WALKING DISTANCE TO VILLAGE PUB, SHOP, PRIMARY SCHOOL AND MUCH MORE.

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# 5 Furge Grove, Henstridge BA8 0QF

CHURCH VIEWS! '5 Furge Grove' is a deceptively spacious (1112 square feet), beautifully presented semi-detached house offering three double bedrooms and located in a quiet backwater in one of the top addresses in this pretty Somerset village in the shadow of the ancient Parish Church. The house boasts level gardens at the front, side and rear and offers scope for extension, subject to the necessary planning permission. The rear garden boasts a sunny south-westerly aspect and enjoys a good degree of privacy. The property boasts exceptional countryside views at the front, incorporating the pretty parish church. The house offers off road parking for two cars plus free, unrestricted street parking. It is heated by an oil-fired radiator central heating system (a recently replaced combination boiler) and also benefits from uPVC double glazing. The well-arranged accommodation is wider than average, accommodating those with mobility needs and boasts excellent levels of natural light from dual aspects. It comprises entrance reception hall, sitting room, open-plan kitchen dining room, garden room and ground floor WC / cloakroom. On the first floor, there is a landing area, three double bedrooms, a family bathroom plus part boarded loft storage area with loft ladder. The first floor boasts stunning countryside views at the front. This lovely home is situated in a top residential address within a short walking distance of the village centre amenities. There are great country lane dog walks from nearby the front door – ideal as you do not need to put the dogs or the children in the car. This house is set in a highly sought-after, exclusive residential address near the centre of Henstridge and the pretty parish church. The village of Henstridge has a church, a post office/store, a public house and a primary school at its centre and local services found nearby at Stalbridge where there is the popular Dikes supermarket and a range of local shops. MUST BE VIEWED!



Council Tax Band: C





Both Sherborne and Yeovil lie within comfortable motoring distance providing between them an excellent range of cultural, recreational and shopping facilities. Sporting, walking and riding opportunities abound within the area. This lovely home is approximately 2 miles from the nearest railway station at Templecombe with train links to both London Waterloo (approximately 2 hours journey time) and Exeter Central (approximately 1 hour 20 minutes). There is also a twice daily return coach service from Wincanton into London Hammersmith (approximate journey time 2 hours). The historic town centre of Sherborne is only a short drive away with its superb boutique high street with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. It is also a short drive to the mainline railway station making London Waterloo directly in just over two hours. Sherborne has also recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House. The property is perfect for those aspiring couples or families making the most of the move to the South West, buyers cashing out of the South East and London market or cash buyers looking for their perfect home to settle in or pied-a-terre in this exceptional area. It would also appeal to the residential letting, holiday letting and second home markets.

Paved pathway leads to storm porch with outside light. Double glazed front door leads to

**ENTRANCE RECEPTION HALL:** 12'11 maximum x 6'9 maximum. A useful greeting area providing a heart to the home. Moulded skirting boards and architraves, radiator. Staircase rises to the first floor. Panel door leads to under stairs storage cupboard space. Panel doors lead off the entrance reception hall to the main ground floor rooms.

**SITTING ROOM:** 14'3 maximum x 10'5 maximum. A beautifully presented main reception room enjoying a light dual aspect with uPVC double glazed window to the front with views across the front garden to fields beyond,

uPVC double glazed window to the side. Oak fire surround with electric feature fire, radiator, moulded skirting boards and architraves, TV point, telephone point.

**OPEN-PLAN KITCHEN / DINING ROOM:** 20'6 maximum x 11' maximum. A well-proportioned open-plan room boasting a range of timber panel kitchen units comprising granite effect laminated worksurface, decorative tiled surrounds, stainless steel one and a half sink bowl and drainer unit, mixer tap over, inset electric hob with stainless steel electric oven under. A range of drawers and cupboards under, integrated dishwasher, integrated washing machine, space for upright fridge freezer. A range of matching wall mounted cupboards, wall mounted stainless steel cooker hood extractor fan, stainless steel splashback, wall mounted shelving, ceramic floor tiles, two uPVC double glazed windows to the rear, radiator, TV point, telephone. Double glazed and panel door leads from the kitchen diner to

**GARDEN ROOM:** 11'11 maximum x 9'5 maximum. uPVC double glazed windows to the rear and side overlooking the rear garden, double glazed Velux ceiling windows to both sides, wall mounted electric heater. uPVC double glazed double French doors open onto the rear patio.

Panel door from the entrance hall leads to

**CLOAKROOM / GROUND FLOOR WC:** 4'9 maximum x 4'7 maximum. Low level WC, pedestal wash basin, tiled splashback, ceramic floor tiles, radiator, shaver light and point, uPVC double glazed window to the front, extractor fan.

Staircase rises from the entrance reception hall to the first-floor landing, moulded skirting boards and architraves, ceiling hatch to loft storage space. Panel door leads to linen cupboard with slatted shelving, electric heater. Panel doors lead off the landing to the first-floor rooms.

**BEDROOM ONE:** 14'9 maximum x 9'3 maximum. A generous double bedroom enjoying a light dual aspect with uPVC double glazed windows to

the rear and side, moulded skirting boards and architraves, radiator, TV point, telephone point.

**BEDROOM TWO:** 11'1 maximum x 11' maximum. A second generous double bedroom, uPVC double glazed window to the rear overlooks the rear garden, radiator, moulded skirting boards and architraves.

**BEDROOM THREE:** 10'7 maximum x 8'7 maximum. A third double bedroom, uPVC double glazed window to the front enjoying extensive countryside views, radiator, moulded skirting boards and architraves, TV point, telephone point. Panel door leads to shelved storage cupboard. Fitted wardrobe recess.

**FAMILY BATHROOM:** 8'8 maximum x 4'11 maximum. A modern white suite comprising low level WC, pedestal wash basin, panel bath with glazed shower screen over, wall mounted electric shower over, tiling to splash prone areas, chrome heated towel rail, extractor fan, uPVC double glazed window to the front, shaver light and point.

#### OUTSIDE:

At the front of the property is a generous portion of lawned front garden giving a depth of 21' from the pavement. The front garden is enclosed by box hedging. Paved pathway leads to storm porch with outside light. Timber gate at the side of the property gives access to a paved **SIDE GARDEN:** 39'5 maximum in depth x 19'7 maximum in width. This paved patio area enjoys a sunny south easterly aspect and plenty of sunshine, a good degree of privacy. This area also provides potential for extension, subject to the necessary planning permission.

Paved side garden leads to the **MAIN REAR GARDEN:** 33'4 maximum x 21'8 maximum. The rear garden is enclosed by timber panel fencing and laid to astroturf, boasting a good degree of privacy, external Worcester oil boiler, area to store recycling containers and wheelie bins, enclosed area includes oil tank and timber garden shed.

At the rear of the property there is a parking area providing off road parking for two cars.







Furge Grove, Henstridge, Somerset, BA8



Approximate Gross Internal Floor Area 1,172 sq. ft / 108.88 sq. m  
© 2024 Rolfe East Sherborne. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. While every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.

## Directions

## Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

## Council Tax Band

C



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         | 100                     |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   | 79      |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |