

Rolfe East



Combe Hill, Templecombe, BA8 0LL

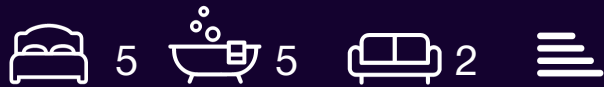
Price Guide £925,000

- STUNNING HUGE NEW BUILD 'HIGH SPECIFICATION' CHALET STYLE HOME.
- PRIVATE DRIVEWAY PARKING FOR FIVE CARS OR MORE.
- EXCELLENT FLOW OF NATURAL LIGHT FROM LARGE FEATURE WINDOWS.
- SALE AGREED BY ROLFE EAST!
- OVER ONE AND A HALF ACRES OF GROUNDS, GARDEN AND PADDOCK LAND.
- SPACIOUS FLEXIBLE FIVE BEDROOM ACCOMMODATION (3500 SQUARE FEET APPROX.)
- COVETED EDGE-OF-VILLAGE LOCATION.
- BREATHTAKING SOUTH-FACING COUNTRYSIDE VIEWS.
- AIR SOURCED HEAT PUMP AND UNDER FLOOR HEATING.
- SHORT WALK TO EXCELLENT VILLAGE AMENITIES AND LONDON RAILWAY STATION!

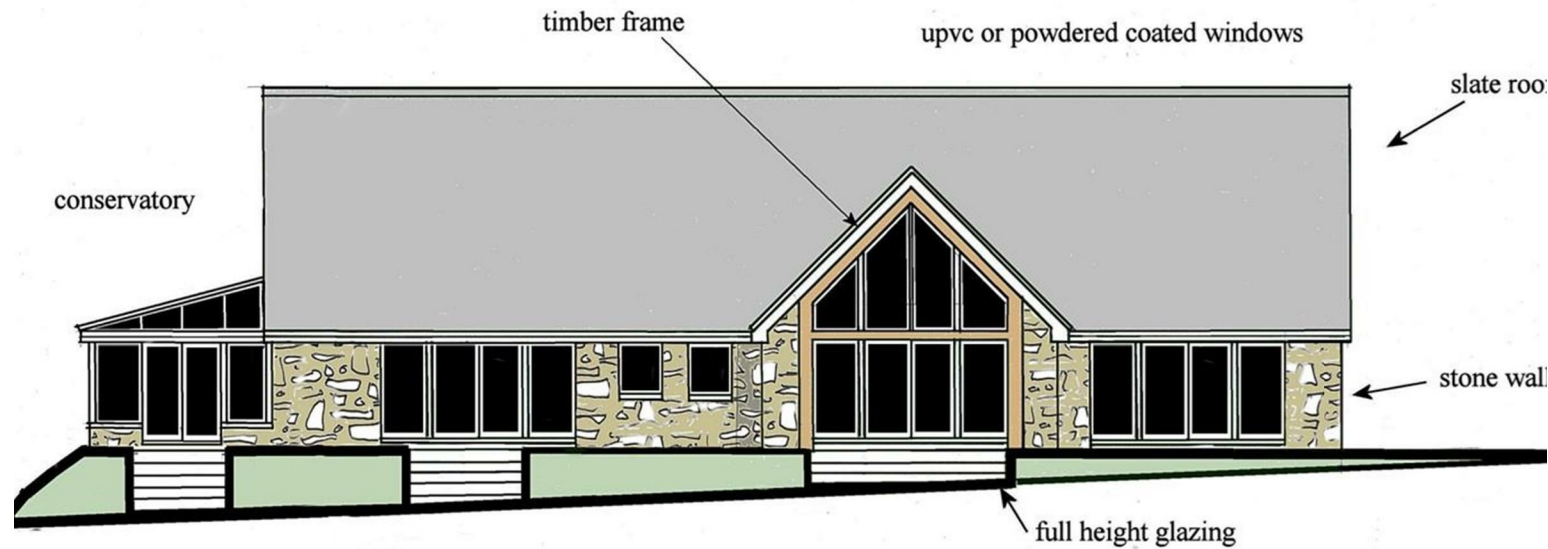
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SALE AGREED BY ROLFE EAST! 1.6 Acres! 'The Paddock' is a STUNNING brand new, substantial (3500 square feet) detached chalet-style home occupying a choice 'edge of village' hillside location and boasting stunning, south-facing countryside views. The property comes with gardens and a paddock extending to over one and a half acres (1.6 acres approximately) with a lovely, south-facing rural backdrop. The property comes with ample private driveway parking for five cars or more. The house is going to be finished to a very high specification throughout. Early buyers may have the choice of kitchen and bathrooms. It is heated by an air sourced heat pump powering under floor heating on the ground floor plus radiators on the first floor. It also benefits from new aluminium double glazing throughout. This property boasts scope to add a garage or carport, subject to the necessary planning permission. The well-arranged accommodation is deceptively spacious, flexible and boasts excellent levels of natural light from large feature windows and a south-facing aspect. It comprises entrance reception hall, sitting room, kitchen / dining room, study, utility room and cloakroom. There is an inner hall, master double bedroom with en-suite, two further ground floor bedrooms and a ground floor family bathroom. On the first floor, there is a landing area and two further double bedrooms, both with en-suite bathrooms. This lovely home is situated in a superb residential address on the edge of the popular village of Templecombe. There are countryside walks



Council Tax Band: New Build



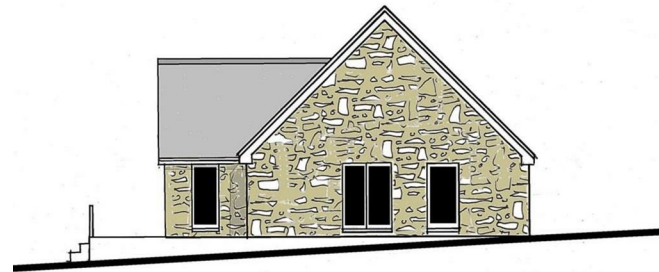
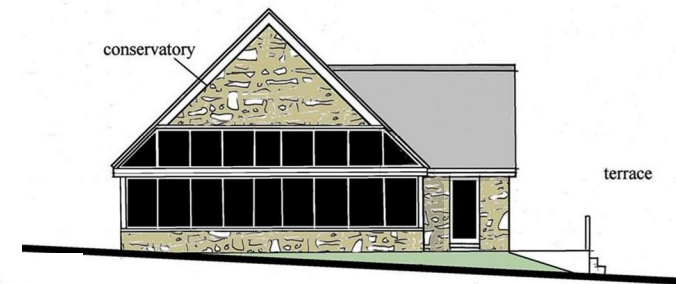
South Elevation

from nearby the front door – ideal as you do not need to put the dogs or the kids in the car! The house is within a stone's throw of the village centre. It is also a short walk to the mainline railway station to London Waterloo. Templecombe is situated in the beautiful Somerset countryside. It has a Co op Store, shop with Post Office, Doctor's Surgery with dispensary, a coffee shop, recreation ground, tennis court, skateboard area etc.

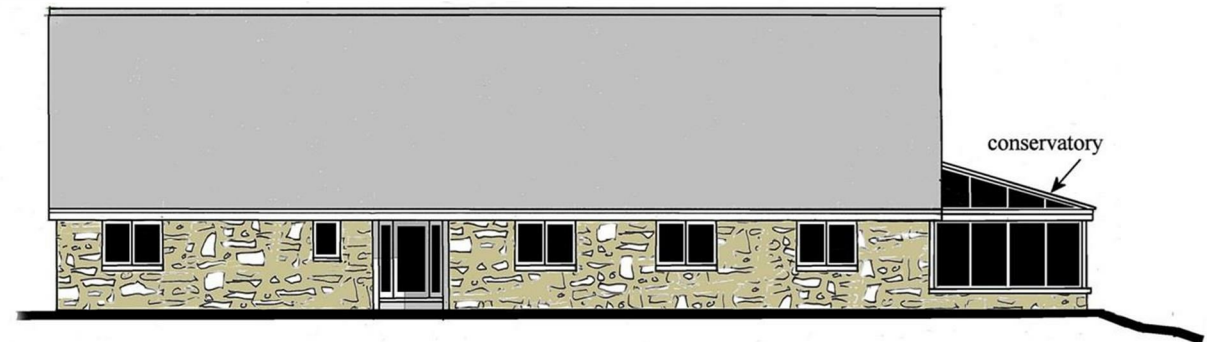
A Village Hall holds other events such as a bowling club and a youth club. A Mum's and Toddler's Pre-School group, community cafe and a Church of England voluntary aided Primary School as well as St Marys Parish Church. There is also Cubs and Scouts groups in the village plus a monthly village market, monthly live music night and weekly craft and table tennis clubs. The house is only a short drive to the centre of Sherborne town with its coveted boutique high street and bustling out and about culture, markets, cafes, Waitrose store, restaurants, world famous private schools, breath-taking abbey building and mainline railway station making London Waterloo 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.

PLEASE NOTE: The property comes with a ten year Advantage new build warranty.



East Elevation



North Elevation

