

Rolfe East



Duck Lane, Horsington, BA8 0EG

Offers In Excess Of £425,000

- RECENTLY EXTENDED FOUR BEDROOM PERIOD TERRACED HOME (1309 sq ft).
- BESPOKE PERIOD STYLE DOUBLE GLAZING AND LPG FIRED RADIATOR CENTRAL HEATING.
- TWO CAST IRON LOG BURNING STOVES AND FEATURE VAULTED CEILING IN KITCHEN.
- SHORT DRIVE TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.
- HIGHLY SOUGHT-AFTER VILLAGE LOCATION ON SOMERSET / DORSET BORDERS.
- LARGE MASTER DOUBLE BEDROOM WITH EN-SUITE SHOWER ROOM AND LOVELY VIEWS.
- FREE UNRESTRICTED PARKING IN THE LANE AT THE FRONT OF THE PROPERTY.
- LARGE LEVEL REAR GARDEN ENJOYING COUNTRYSIDE VIEWS.
- COSY COTTAGE FEATURES BLENDED WITH CONTEMPORARY OPEN PLAN LIVING SPACE.
- PRETTY VILLAGE LOCATION AMONGST OTHER CHARACTER PROPERTIES.

80 Cheap Street, Sherborne, Dorset, DT9 3BJ
01935 814 929

sherborne@rolfe-east.com
<https://www.rolfe-east.com/>

The Laurels Duck Lane, Horsington BA8 0EG

NO FURTHER CHAIN. 'The Laurels' is a pretty, natural stone and brick, period, terraced house boasting an eclectic blend of cosy character cottage features and contemporary open-plan living space. The house has been the subject of significant extension, loft conversion and renovation recently and is finished to a stylish and sympathetic standard throughout. It is situated amongst other attractive character properties in a popular residential address in a conservation area in the heart of this picturesque, exclusive village on the Somerset and Dorset borders. It is enviably free from the restrictions of Grade II listing. It is a short drive to the sought-after town centre of Sherborne and mainline railway station to London Waterloo. The property enjoys a generous rear garden that is level and backs onto superb countryside. There is free unrestricted parking in the lane at the front of the property. The property boasts many appealing features including bespoke period-style, timber double glazed windows, two log burning stoves and a vaulted ceiling in the kitchen. The property is heated via an LPG fired radiator central heating system. The well laid out, deceptively spacious accommodation (1309 square feet) enjoys good levels of natural light from a sunny southerly aspect at the front. It comprises entrance reception hall, sitting room, large open-plan, extended kitchen / dining room area with bi folding doors opening on to the rear garden. There is scope to add a ground floor WC / Cloakroom (subject to the necessary planning permission). On the first floor there is a landing area enjoying lovely countryside views at the rear, three generous bedrooms and a family bathroom. On the second floor, there is a landing area, master double bedroom and an en-suite shower room. There are superb rural walks from the front door as well as being within a short distance to the village centre – ideal as you do not have to put the dogs or the children in the car!



Council Tax Band: C



This rare and unique property is situated on a quiet lane in the picturesque and attractive village of Horsington on the Somerset / Dorset borders. Horsington boasts a good primary school. The village boasts excellent nearby pubs. It is only a short drive to the centres of Sherborne, Bruton, Castle Cary and Wincanton towns. Bruton is particularly popular with ex-London buyers and offers Hauser & Wirth Somerset - a pioneering world-class gallery and multi-purpose arts centre. It also boasts The Newt - a country estate with splendid gardens, woodland, award-winning prestigious hotel, restaurants and farmland. This lovely home is within a six mile catchment area for local membership for The Newt.

The property is situated within a short driving distance to the picturesque Abbey town centre of Sherborne with a coveted boutique high street and bustling out and about culture, markets, cafes, Waitrose store, restaurants, world famous private schools and breath-taking abbey building. 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. There are mainline railway stations making London Waterloo in just over two hours at nearby Templecombe and Sherborne. This lovely property is perfect for those aspiring couples or family buyers looking to settle in their ideal village home making the most of the decreasing mortgages available at the moment, cash buyers looking for somewhere as a pied-a-terre or investors looking for holiday lets or residential buy-to-let investments - possibly linked with the Sherborne schools.

Panelled front door with glazed top light leads to ENTRANCE HALL: 16'10 maximum x 3'1 maximum. A useful greeting area providing a heart to the home, excellent ceiling heights, moulded skirting boards and architraves, timber effect flooring, radiator. Panel doors lead off the entrance hall to the main ground floor rooms.

SITTING ROOM: 12'9 maximum x 12'11 maximum. A beautifully presented main reception room, multi-pane bespoke double glazed period-style sash window to the front boasting a sunny southerly aspect, moulded skirting boards and architraves, excellent ceiling heights, moulded picture rail, radiator, period-style fire surround and recess with cast iron log burning stove, TV ariel attachment, fireside recess shelving and cupboard space.

OPEN-PLAN KITCHEN / DINING ROOM: 25'5 maximum x 16'5 maximum. An impressive contemporary open-plan living space split into three areas.

Second reception room area - Period-style fire surround and hearth with cast iron log burning stove, fireside recess shelving and cupboard space, radiator, timber effect flooring, moulded skirting boards and architraves, door leads to shelved understairs cupboard space with electric light connected.

Dining room area - Double glazed bi-folding doors opening onto the rear garden, contemporary wall mounted radiator, timber effect flooring, double glazed Velux ceiling window to the side.

Kitchen area - A range of recently replaced Shaker-style kitchen units comprising quartz worksurface and surrounds, decorative tiled surrounds, inset stainless steel sink bowl and drainer unit, mixer tap over, a range of drawers and cupboards under, space and plumbing for washing machine and dishwasher, inset Neff electric induction hob, pan drawers under, breakfast bar, recess provides space for upright fridge freezer, built-in eye-level Neff electric double oven and grill, a range of matching wall mounted cupboards under with under unit lighting, bespoke period-style double glazed window overlooks the rear garden, impressive vaulted ceiling with inset ceiling lighting, double glazed Velux ceiling windows to the side, wall mounted cupboard houses LPG fired new Worcester Bosch boiler (Grade A efficiency) installed late 2019.

Staircase rises from the entrance hall to the first-floor landing. Bespoke period-style double glazed window to the rear overlooks the rear garden, enjoying countryside views beyond, radiator, moulded skirting boards and architraves, inset ceiling lighting. Panel doors lead off the landing to the first-floor rooms.

BEDROOM TWO: 13'7 maximum x 9'1 maximum. A generous double bedroom, bespoke period-style, double glazed sash window to the front enjoying countryside views, moulded skirting boards and architraves, excellent ceiling heights, radiator, period-style cast iron fire surround, a range of fitted wardrobes and cupboards.

BEDROOM THREE: 8'5 maximum x 10'1 maximum. A third double bedroom, double glazed period-style bespoke window to the rear overlooks the rear garden, enjoying countryside views, radiator, moulded skirting boards architraves.

BEDROOM FOUR / OFFICE: 10'6 maximum x 6' maximum. A generous fourth bedroom, bespoke period-style multi pane double glazed sash window to the front, radiator, moulded skirting boards and architraves.

FAMILY BATHROOM: 10' maximum x 5'5 maximum. A modern white suite comprising low level WC, pedestal wash basin, tiled panel bath with glazed shower screen over, ceiling mounted main rain shower with separate handheld unit, tiled walls and surrounds, timber effect flooring, window to the side, chrome heated towel rail, alcove shelving.

Staircase rises from the first-floor landing to the second-floor, understairs storage cupboard space. Second floor landing - Double glazed ceiling window to the front enjoying countryside views and a sunny southerly aspect, double doors lead to eaves storage cupboard space. Panel doors lead off the landing to the second-floor rooms.

MASTER BEDROOM: 13' maximum x 10'5 maximum. A beautiful main double bedroom, two double glazed Velux ceiling windows to the rear enjoy extensive countryside views, period-style radiator, exposed beams, moulded skirting boards and architraves. Panel doors lead to fitted wardrobe cupboard space.

SECOND FLOOR SHOWER ROOM: 8'7 maximum x 5'9 maximum. A modern white suite comprising low level WC, wall mounted wash basin, glazed corner shower cubicle with wall mounted mains shower over, tiling to splash prone areas, double glazed Velux ceiling window to the front enjoying countryside views and a pleasant south facing aspect, exposed beams, chrome heated electric towel rail.

OUTSIDE:

At the front of the property is a portion of front garden and laid to stones enclosed by period wrought iron railings and a stone wall, timber log store, outside light, area to store recycling containers and wheelie bins, a variety of mature shrubs and plants.

At the rear of the property is a generous private REAR GARDEN measuring approximately 73' in length and backing onto countryside, boasting pleasant countryside views. The rear garden is laid mainly to level lawn and enclosed by timber panel fencing and natural stone walls. Raised stone paved patio seating area, designed garden lighting through the whole garden, further outside light, outside tap, timber storage unit contains LPG tanks, timber garden shed.

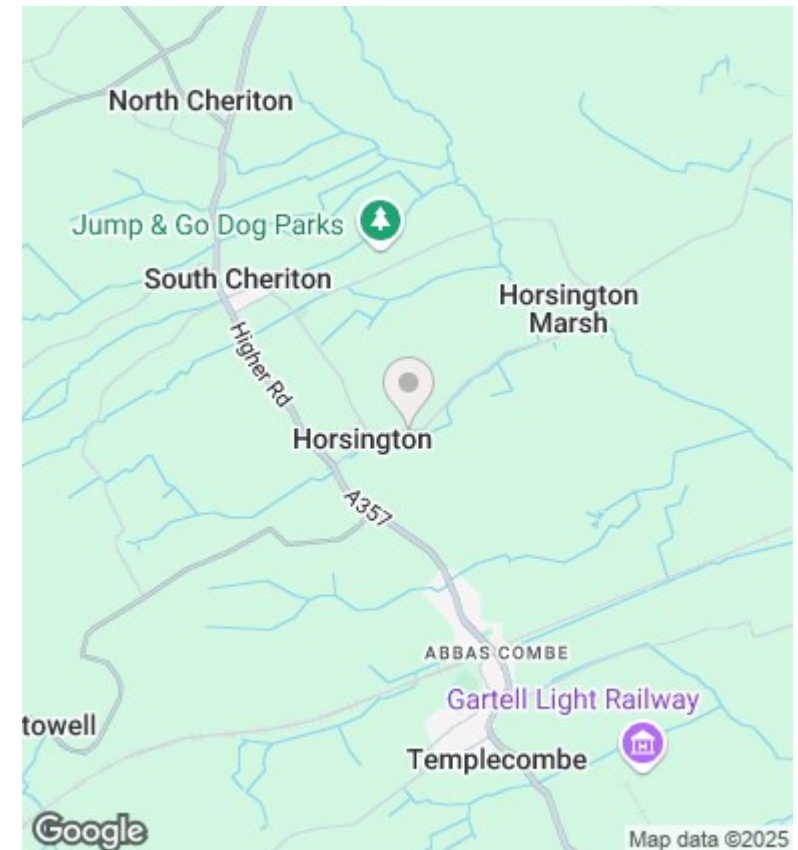




Duck Lane, Horsington, Somerset, BA8



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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		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		