

Rolfe East



North Road, Charlton Horethorne, DT9 4NS

Guide Price £999,950

- SUBLIME MODERN DETACHED FAMILY HOME IN PRESTIGIOUS VILLAGE (2616 SQ FT).
- EXTENSIVE PRIVATE DRIVEWAY PARKING FOR 7 CARS OR MORE.
- EXCELLENT LEVELS OF NATURAL LIGHT.
- SHORT DRIVE TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.
- SUPPERB, EXTENSIVE COUNTRYSIDE VIEWS FROM MANY OF THE WINDOWS.
- LARGE FEATURE WINDOWS AND DOUBLE GLAZING BI-FOLDING DOORS TO GARDEN.
- TASTEFUL, STYLISH KITCHEN, BATHROOMS, FLOORING AND GENERAL DECORATION.
- LARGE PLOT AND GARDENS EXTENDING TO JUST UNDER A QUARTER OF AN ACRE.
- UNDER FLOOR HEATING POWERED BY AIR-SOURCED HEAT PUMP.
- SHORT WALK TO TOP VILLAGE PUB, AWARD-WINNING VILLAGE SHOP, SCHOOL, ETC

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Fulmar North Road, Charlton Horethorne DT9 4NS

NO FURTHER CHAIN. 'Fulmar' is a simply stunning, substantial (2616 square feet) architect designed, detached, contemporary residence situated in a fantastic location very near the heart of this top village on the Somerset and Dorset borders. This rare home stands in a level plot and groomed gardens extending to just under a quarter of an acre (0.23 acres). The house and gardens boast breath-taking countryside views and a sunny south-facing aspect at the rear. The property is exceptionally and tastefully presented, enjoying an excellent flow of natural light from dual aspects and large, feature windows. There is private, driveway parking for seven cars or more. It is heated via under floor and radiator central heating powered by an air-sourced heat pump and also benefits from powder coated aluminium double glazing. The spacious and highly flexible accommodation is arranged with entertaining in mind. The open-plan design is highly fashionable and appealing. It comprises large entrance reception hall, sitting room. Huge open-plan kitchen / dining room with bi-folding doors opening on to the rear garden, office, utility room, ground floor master double bedroom with walk-in wardrobe and en-suite bathroom, second ground floor double bedroom, gymnasium and ground floor family bathroom. On the first floor there is a landing with spectacular viewing window, two further double bedrooms, both with en-suite shower rooms. There are countryside walks from the front door as well as being a very short walk to a top village pub and hotel, lovely village shop and primary school – ideal as you do not need to put the children or the dogs in the car! This house is set in the highly sought-after, exclusive village of Charlton Horethorne with excellent access to the A303 trunk road linking London to the South West. It is a short drive to the town centres of Sherborne and Wincanton. NO FURTHER CHAIN.



Council Tax Band: E



The historic town centre boasts a superb boutique high street with coffee shops, 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 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 superb restaurant.

Horse riding, walking and sporting opportunities are plentiful. Access to the A303 trunk road to London and the south west is good. It is only a short drive to the centres of Sherborne, Bruton 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, hotel, restaurants and farmland.

Large storm porch with outside light. Front door with double glazed side lights leads to

ENTRANCE RECEPTION HALL: 13'5 maximum x 15'8 maximum. A generous greeting area providing a heart to the home, two contemporary style radiators, stone effect flooring, oak and glazed staircase rises to the first floor, door leads to under stairs storage cupboard space. Oak internal doors lead off to the main ground floor rooms.

OPEN PLAN KITCHEN / DINING / FAMILY ROOM: 24'8 maximum x 22'9 maximum. A simply fabulous open plan living space enjoying a light dual aspect with full height double glazed bi-folding doors opening onto the rear garden boasting spectacular views and a sunny easterly aspect, timber effect flooring with underfloor heating, double glazed window to the front, an extensive range of contemporary kitchen units comprising quartz worksurface with inset one and a half sink bowl, mixer Quooker instant hot water tap, quartz surrounds, inset Miele six burner induction electric hob, a range of pan drawers and cupboards under, integrated Miele dishwasher, fitted recycling storage, a range of matching wall mounted cupboards, twin Miele built in stainless steel electric eye level ovens and grills, twin warming drawers, recess provides space for American style fridge freezer, breakfast bar, concealed ceiling mounted cooker hood extractor fan, inset ceiling lighting. Entrance from the dining area and the kitchen area leads to sitting room providing a full through-measurement of 43'8 maximum.

SITTING ROOM: 42'5 maximum x 19'1 maximum. A fantastic main reception room enjoying a light multiple aspect with double glazed bi-folding doors opening onto the rear garden taking in extensive countryside views, full height double glazed window to the rear, two double glazed windows to the side, three feature ceiling light windows, timber effect flooring, underfloor heating, contemporary fire, inset ceiling lighting. Oak

door from the sitting room area leads to

UTILITY ROOM: 15'10 maximum x 9'9 maximum. A large utility area, stone worksurface and surrounds, ceramic Belfast sink with mixer tap over, a range of drawers and cupboards under, space and plumbing for washing machine and tumble dryer, a range of matching wall mounted cupboards, double glazed windows to the front and side, fitted broom cupboard, timber effect flooring, double glazed door to the side. Oak and glazed door leads from the utility room to

STUDY / OFFICE: 13'6 maximum x 8'10 maximum. Double glazed window to the side, double glazed ceiling window, timber effect flooring, fitted cupboards.

Further oak doors lead off the entrance reception hall to the ground floor bedrooms.

BEDROOM ONE: 14'1 maximum x 10'11 maximum. A generous double bedroom, large double-glazed window to the rear overlooks the rear garden and takes in extensive countryside views, feature radiator. Sliding door leads to extensive wardrobe cupboard space, oak door to

WALK-IN WARDROBE: 9'8 maximum x 5'3 maximum. An extensive range of fitted cupboards, fitted draw unit, light and power connected.

EN-SUITE BATHROOM: 11'3 maximum x 9'6 maximum. A modern fitted white suite comprising low level WC, ceramic his-and-hers sinks on worksurface with cupboards under, free standing bath, contemporary radiator, illuminated wall mirror, walk-in double sized glazed shower cubicle with ceiling mounted mains shower, double glazed feature ceiling window, chrome heated towel rail,

BEDROOM TWO: 11' maximum x 10'5 maximum. Another double bedroom, feature double glazed window to the rear enjoys extensive countryside views, contemporary radiator, fitted wardrobe cupboard space.

BEDROOM THREE / GYMNASIUM: 8'8 maximum x 6'7 maximum. Currently used as a gymnasium, double glazed ceiling window, wall mounted air conditioning unit, double doors lead to plant room housing sealed pressurised hot water cylinder with immersion heater, under floor heating controls.

GROUND FLOOR BATHROOM: 7' maximum x 5'7 maximum. A modern white suite comprising fitted low level WC, wash basin in worksurface with cupboards under, panel bath, chrome heated towel rail, extractor fan, double glazed window to the front.

Oak and glass staircase rises from the entrance reception hall leads to the first floor

landing.

FIRST FLOOR LANDING: 7'5 maximum x 7'4 maximum. Large feature double glazed window to the rear overlooks the rear garden and takes in extensive countryside views. Double doors lead to shelved linen cupboard. Oak doors lead off the landing to the first floor rooms.

BEDROOM FOUR: 8'10 maximum x 10'11 maximum. A generous double bedroom, large feature double glazed window to the rear boasting extensive countryside views, doors lead to eaves storage cupboard space. Oak door to

EN-SUITE SHOWER ROOM: 6'5 maximum x 5'6 maximum. A modern white suite comprising low level WC, ceramic wash basin in worksurface with cupboards under, glazed corner shower cubicle with wall mounted mains shower over, illuminated dimmable mirror, chrome heated towel rail, extractor fan.

BEDROOM FIVE: 19'2 maximum x 10'10 maximum. A fifth double bedroom, double glazed feature window to the rear overlooks the rear garden boasting extensive countryside views, doors lead to eaves storage cupboard space. Oak door leads to

EN-SUITE SHOWER ROOM: 6'4 maximum x 5'6 maximum. A modern white suite comprising low level WC, wash basin in worksurface with cupboards under, glazed corner shower cubicle with wall mounted mains shower over, chrome heated towel rail, extractor fan.

OUTSIDE:

This property stands in a substantial plot extending to just under a quarter of an acre (0.23 acres approximately). A dropped curb from the country lane gives vehicular access to a private driveway laid to stone chippings providing off road parking for six cars or more, electric car charging point, a variety of raised flowerbeds and borders, large storm porch with outside lighting. Area to the side of the property houses air sourced heat pump and outside power point. Garden storage unit.

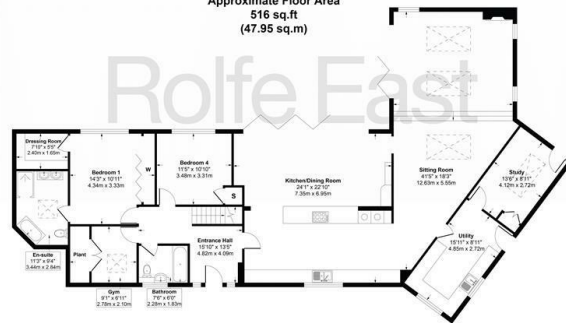
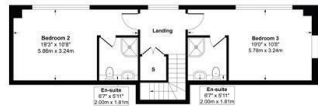
Wrought iron gate from the driveway area gives access to a lawned side garden with stone paved patio, outside lighting, outside tap, area to store recycling containers and wheelie bins. The side garden area and patio continue to the rear.

The **MAIN REAR GARDEN** is situated on the eastern side of the property and is laid mainly to lawn. It boasts fantastic rural views and a breath taking, countryside backdrop. Extensive stone paved patio seating area, low level lighting, ambient lighting. The rear garden is enclosed by fencing and mature hedges.





North Road, Charlton Horethorne, Somerset, DT9



Approximate Gross Internal Floor Area 2,616 sq. ft / 243.08 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.

Approx
3
(31)



Directions

Viewings

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

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	72
(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