

Rolfe East



North Road, Charlton Horethorne, DT9 4NS

Guide Price £655,000

- IMMACULATE DETACHED MATURE BUNGALOW IN EXCELLENT VILLAGE ADDRESS.
- LANDSCAPED GARDENS AND PLOT EXTENDING TO JUST UNDER HALF AN ACRE APPRX.
- PRIVATE DRIVEWAY PARKING FOR 4 CARS LEADING TO A DOUBLE GARAGE.
- OIL-FIRED RADIATOR CENTRAL HEATING, UNDERFLOOR HEATING, uPVC DOUBLE GLAZING.
- EXTENSIVE COUTRYSIDE VIEWS.
- AMAZING GARDEN INCLUDES ARBORETUM, WILD FLOWER AREA AND VEGETABLE PLOT.
- BEAUTIFULLY FINISHED WITH SOLID OAK FLOORS, DOORS AND ARCHITRAVES.
- CAST IRON MULTI FUEL BURNING STOVE.
- FANTASTIC VILLAGE WITH TOP VILLAGE PUB AND AWARD WINNING VILLAGE SHOP.
- SHORT DRIVE TO SHERBORNE TOWN AND MAINLINE RAILWAY STATION TO LONDON.

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Weston, North Road, Charlton Horethorne DT9 4NS

'Weston' is a simply stunning, mature, detached bungalow, totally renovated by the present owners to a high standard, situated in a prime residential address a short walk to the heart of this popular village with a superb village pub and shop. The bungalow stands in an impressive plot and gardens extending to just under half an acre (0.39 acres approximately). The gardens are sublime and have been immaculately designed and groomed and are a fantastic feature, framed by a glorious rural backdrop and extensive views. With an Arboretum, wildflower area, vegetable garden and various patios, it really is the gardeners dream! There is ample driveway parking for four cars or more, leading to an attached double garage. There are country lane and village centre walks from the front door- ideal as you do not need to put the grand children or the dogs in the car! It is heated by an oil-fired radiator central heating system, a cast iron multi fuel burning stove and some electric under floor heating. It also benefits from uPVC double glazing. The current owner has finished the main property to a high standard throughout with sold oak floors, doors and architraves. The deceptively spacious accommodation enjoys excellent levels of natural light from a sunny east-to-west aspect and very large, feature windows. It briefly comprises entrance reception hall, sitting room, dining room, kitchen and utility room / rear lobby. There is an inner hall area, three double bedrooms, a family bathroom and separate shower room / WC. The property is very near the beating heart of this pretty, exclusive village. The village offers The Kings Arms, an award winning superb public house hotel offering great food and ambience. There is also The Village Store awarded a National Treasures Award by Good Housekeeping 2020, active village hall and community, attractive central village green, primary school and church.



Council Tax Band: E



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. 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. The stunning, historic town centre is a short drive away 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' – an exclusive, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House.

Paved pathway leads to front door with outside light, uPVC double glazed front door to

ENTRANCE RECEPTION HALL – 11'9 Maximum x 9'10 Maximum

A generous greeting area providing a heart to the home, uPVC double glazed window to the front, radiator, oak floors, oak moulded skirting boards and architraves, inset ceiling lighting, double oak panelled doors lead to hall cupboard space, further double oak panelled doors lead to airing cupboard housing floor standing Worcester Bosch oil-fired central heating boiler, fitted shelves. Oak panelled door leads from the entrance reception hall to

CLOAKROOM / SHOWER ROOM – 5'1 Maximum x 5'11 Maximum

Fitted low level WC, wall mounted wash basin, uPVC double glazed window to the front, walk-in glazed shower cubicle with wall mounted electric shower over, tiled walls and floor, floor drain, towel rail, extractor fan, inset feature ceiling lighting, under floor heating.

Archway from the entrance reception hall leads to kitchen / breakfast room.

KITCHEN / BREAKFAST ROOM – 16'4 Maximum x 9'8 Maximum

An extensive range of panelled kitchen units comprising granite effect laminated work surface, tiled surrounds, inset stainless-steel one and a half sink bowl and drainer unit, inset electric induction hob, a range of drawers and cupboards under, integrated dishwasher, cupboard houses water softener, integrated eye-level electric combi oven,

grill and microwave plus main electric oven and grill, a range of matching wall mounted cupboards with under unit lighting, concealed cooker hood extractor fan, uPVC double glazed window to the front overlooks the front garden and boasts East facing views across countryside, radiator, oak floors, fitted fridge and freezer, retractable larder cupboard, inset feature ceiling lighting, glazed oak doors lead from the kitchen / breakfast room to the dining room and the inner hall.

DINING ROOM – 15'10 Maximum x 10'10 Maximum

A well proportioned dining room able to accommodate large dining room table enjoying a light dual aspect with large feature uPVC double glazed window to the front boasting an Easterly aspect and fantastic countryside views, uPVC double glazed sliding patio door to the side enjoying a sunny Southerly aspect, oak floor, oak skirting board and architraves, radiator. Oak panelled door from the dining room and the inner hall leads to the sitting room.

SITTING ROOM – 20'10 Maximum x 16'11 Maximum

A simply fabulous, generous main reception enjoying a light triple aspect with large feature uPVC double glazed window to the side enjoying a sunny Southerly aspect and countryside views, uPVC double glazed window to the front, uPVC double glazed window to the rear, three radiators, oak flooring, oak moulded skirting boards and architraves, period style Portuguese Limestone fire surround and hearth with inset cast iron multi-fuel burning stove, TV point.

INNER HALL – 19'2 Maximum x 9'6 Maximum

An L-shaped inner hall with oak moulded skirting boards and architraves, radiator, double oak panelled doors lead to fitted storage cupboard space, oak panelled glazed door leads to utility room.

UTILITY ROOM – 6'0 Maximum x 6'0 Maximum

Laminated work surface, space and plumbing for washing machine and tumble dryer under, wall mounted fitted cupboards, uPVC double glazed door to the rear, extractor fan.

BEDROOM ONE – 15'11 Maximum x 10'10 Maximum

A generous double bedroom, large feature uPVC double glazed window to the side boasting a sunny Southerly aspect, radiator, an extensive range of fitted wardrobe cupboards.

BEDROOM TWO – 12'4 Maximum x 9'6 Maximum

A second generous double bedroom, uPVC double glazed window to the rear overlooks the rear garden, radiator, oak moulded skirting boards and architraves, fitted wardrobe cupboard space.

BEDROOM THREE / OFFICE – 11'11 Maximum x 7'4 Maximum
uPVC double glazed window to the rear, radiator, oak moulded skirting boards and architraves, telephone point.

FAMILY BATHROOM – 8'10 Maximum x 5'5 Maximum
A modern white suite comprising low level WC, wash basin in work surface with cupboards under, panelled bath with glazed shower screen over, wall mounted electric shower over, tiled walls, chrome heated towel rail, wall mounted bathroom cabinets and mirror, uPVC double glazed window to the side, inset ceiling lighting, extractor fan, underfloor heating.

OUTSIDE

This well-appointed bungalow stands in a fabulous plot and exquisite landscape gardens extending to over a third of an acre (0.39 acres) approximately. Access from the country lane leads to a timber five bar gate giving vehicular access to a private driveway area providing off-road parking for four cars or more. Driveway area benefits from outside lighting, rainwater harvesting butt, driveway leads to double garage.

ATTACHED DOUBLE GARAGE

 – 17'0 Maximum x 19'2 Maximum

Two automatic roller garage doors, uPVC double glazed window to the front and rear, double glazed door to the rear, light and power connected, stainless-steel sink bowl and drainer unit with cupboards under, space for workshop area and chest freezer.

GARDENS

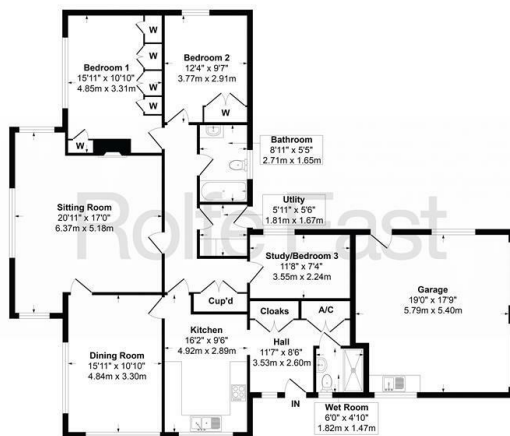
The property stands in the middle of a generous plot. At the front of the property is a beautiful front garden enjoying an easterly aspect and a glorious rural backdrop. The front garden boasts a variety of shaped flowerbeds and borders and an exquisite selection of mature plants, trees and shrubs, shaped lawn. Stone paved patio seating area enjoying the morning sun, outside lighting, outside tap, stone paved patio continues to the side of the property boasting a sunny southerly aspect, further lawned garden with a variety of borders. The front and side garden are enclosed by mature hedges, the side garden and the driveway both lead to the main rear garden.

MAIN REAR GARDEN: This is split into three areas, low maintenance formal courtyard area with four raised shaped flowerbeds and water feature. This area is enclosed by stone walls and boasts a sunny westerly aspect and the afternoon sun, rainwater harvesting butt, outside lighting. Vegetable garden including four main vegetable plots, timber shed, greenhouse. Beyond this, a further portion of lawned garden includes an arboretum and a wonderful selection of trees, practical garden storage area with water tank and composters, area to store wheelie bins and recycling containers, oil tank and adjacent stone built log store.





North Road, Charlton Horethorne, Somerset, DT9



Floor Plan
Approximate Floor Area
1,733 sq.ft
(161.00 sq.m)

Approximate Gross Internal Floor Area 1,733 sq. ft / 161.00 sq. m
© 2024 Rolfe East Horethorne. 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

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC