



High Barton, Trent, Dorset



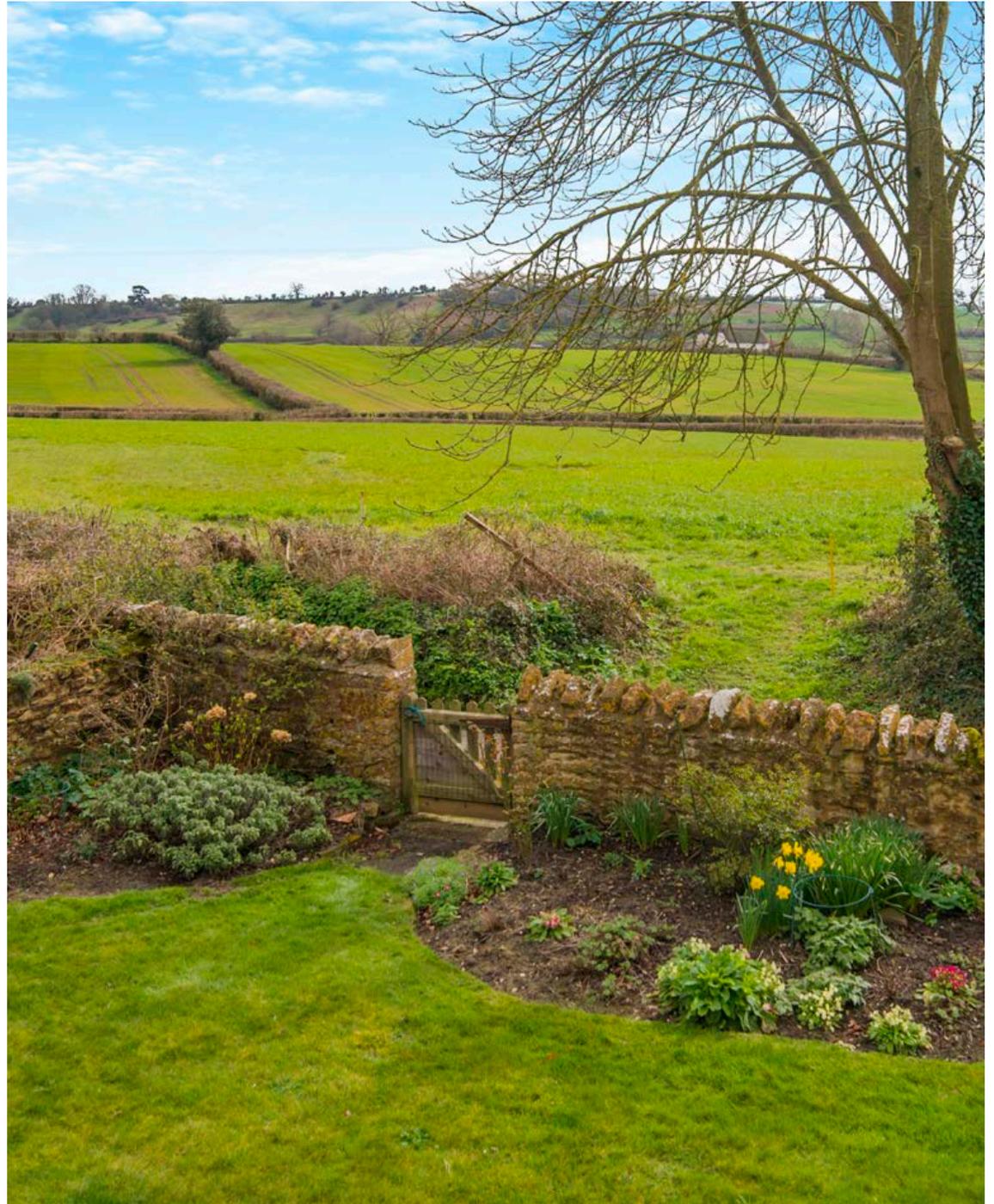
A charming, well presented period house overlooking farmland and situated on the edge of a pretty village.

Location

Trent is a small, pretty village set amidst unspoilt countryside. Much of the village and the 2,100 acres of rolling farmland surrounding it are protected by the Ernest Cook Trust. The village is well provided for with a primary school and pub and is conveniently located for nearby Sherborne and Yeovil. There are good, local transport links with regular rail services from Sherborne to Waterloo (2.25 hours) and from Castle Cary to Paddington (90 minutes). Bristol, Bournemouth and Exeter airports are all about an hour's drive away. The local area also offers a wide choice of excellent schools from both the state and independent sectors.

Distances

Sherborne (Waterloo 2.25 hours) 3.5 miles, Yeovil 3.9 miles, A303 5.4 miles, Castle Cary station (Paddington 90 minutes) 12.6 miles, Taunton/J25 M5 30 miles. (Distances and times approximate).



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High Barton

Originally a terrace of three farm workers cottages, High Barton today is a delightful, south facing, single house built of local stone with later rendered additions and far-reaching views from almost every room. The house has been a much-loved home to the same family since 1967 and eight years ago was re-configured internally and completely refurbished.

On ground floor are two south-facing reception rooms, one of which forms a single J-shaped room with the kitchen.

Upstairs is the principal bedroom suite incorporating a dressing room and ensuite bathroom as well as three further double bedrooms (one with an ensuite shower room) and a family bathroom.







Garden and Grounds

Outside there is ample parking and a pretty, low-walled garden.

Property Information

Tenure: Freehold.

Services: Mains water, electricity & drainage. Oil-fired central heating & AGA. Bottled gas-fired hob.

Local Authority & Council Tax Band: Dorset Council (www.dorsetcouncil.gov.uk). Tax Band G.

Directions (Postcode DT9 4SU)

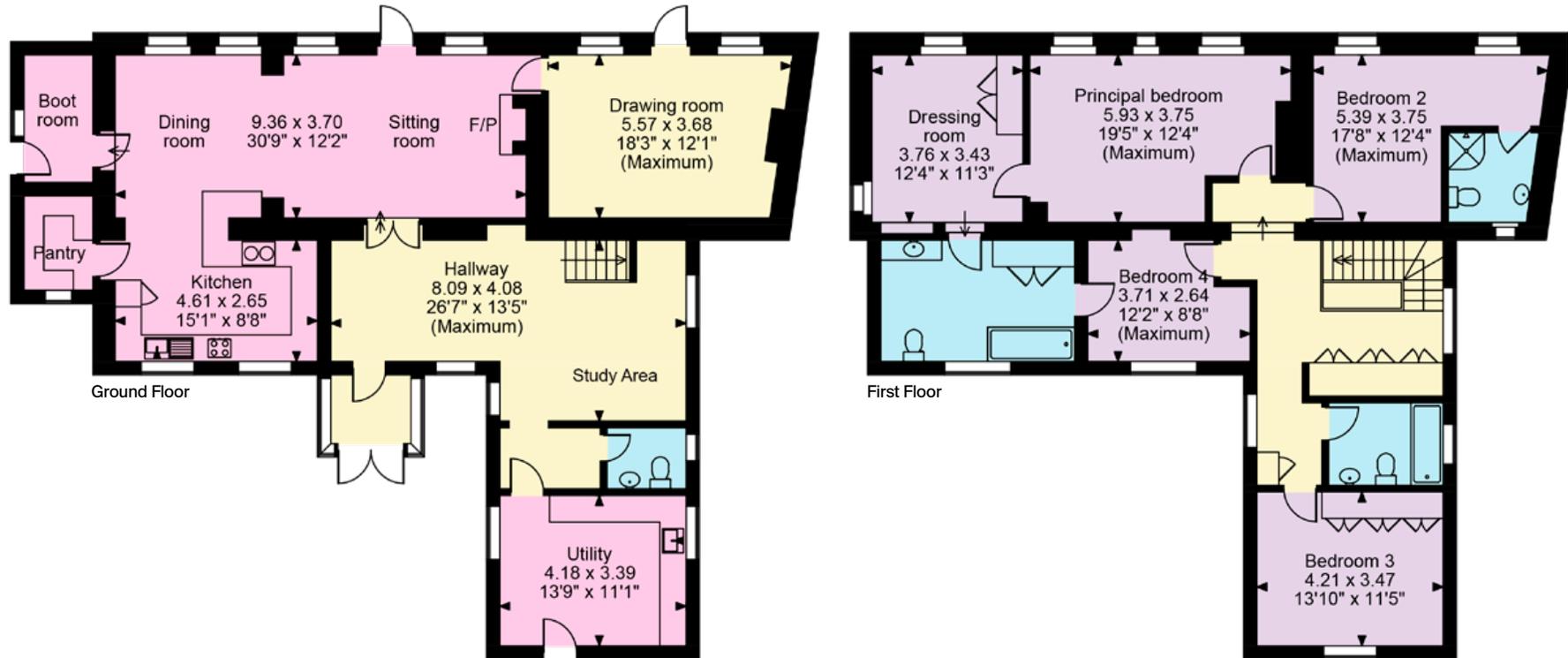
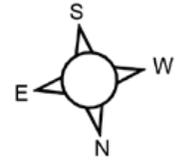
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From Sherborne travel on the B3148/Marston Road signed to Marston Magna. Continue for two miles and turn left down Ham Lane, signed to Trent and the Rose & Crown. After just under a mile, turn right onto Malthouse Lane and the property will be found on the right after about 200 yards.

Approximate Gross Internal Floor Area

Main House: 262 sq.m / 2,821 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Photographs and videos dated March 2024.

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