



**Connells**

Manor Close  
Charlton Horethorne Sherborne

# Manor Close Charlton Horethorne Sherborne DT9 4PF

for sale  
**£175,000**



## Property Description

Charlton Horethorne is a village and civil parish in Somerset, England, situated 5 miles (8 km) south-west of Wincanton and 5 miles (8 km) north-east of Sherborne. The village has a number of amenities including the ever popular 'The Kings Arms Country Hotel', village shop, primary school and numerous small businesses as well as an ever-increasing number of groups and clubs organising a wide range of activities, often with the support of the very active Charlton Horethorne Village Hall Committee.

### Hall

Dimplex quantum heater, access to the loft and the electric consumer unit.

### Lounge

15' 2" max x 12' 4" max ( 4.62m max x 3.76m max )  
Double glazed window to the front, Dimplex quantum heater, water heater and a cupboard housing the hot water tank.

### Kitchen

10' 3" x 6' 7" ( 3.12m x 2.01m )  
Double glazed window to the front, wall and base units, ceramic sink and drainer.

### Bedroom One

11' 6" x 9' 10" ( 3.51m x 3.00m )  
Double glazed window to the rear and a Dimplex quantum wall heater.

### Bedroom Two

10' 2" x 6' 8" ( 3.10m x 2.03m )  
Double glazed window to the rear and a Dimplex quantum heater.

### Wetroom

6' 8" x 5' 5" ( 2.03m x 1.65m )  
Double glazed window to the side, Dimplex quantum heater, electric heater, WC and a wash hand basin.

## Front Garden

Small garden to the front with accessible path to the side door.

## Rear Garden

To the rear the garden is mainly laid to lawn with patio seating area and path leading to the shed.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**T 01935 812 155**  
**E [sherborne@connells.co.uk](mailto:sherborne@connells.co.uk)**

92 Cheap Street  
 SHERBORNE DT9 3BJ

**EPC Rating: C**

**view this property online [connells.co.uk/Property/SHR306281](http://connells.co.uk/Property/SHR306281)**

Tenure: Freehold



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