



**Connells**

Manor Close  
Charlton Horethorne Sherborne



# Manor Close Charlton Horethorne Sherborne DT9 4PF

for sale offers in excess of  
**£160,000**



## 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**

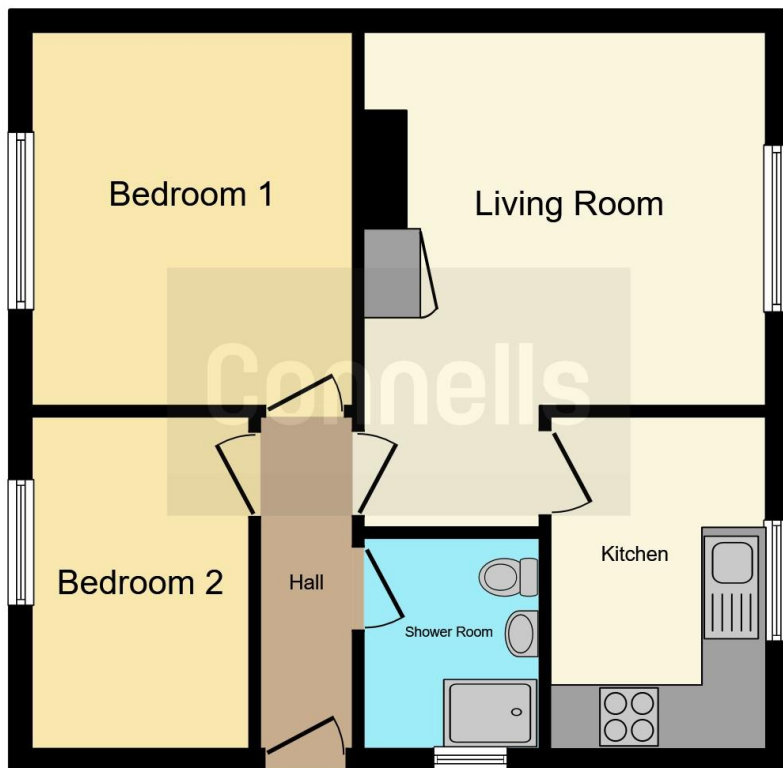
Small garden to the front with accessible path to the side door.

### **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)

To view this property please contact Connells on

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

92 Cheap Street  
 SHERBORNE DT9 3BJ

EPC Rating: C Council Tax  
 Band: B

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



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SHR306281 - 0003