



## Endicott, Vale Street, Henstridge, Templecombe, Somerset

A lovely Victorian cottage of some 1,092sqft (101sqm) in a quiet road off the centre of the village.

Offers in Region Of

**£265,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## Endicott, Vale Street, Henstridge, Templecombe, Somerset, BA8 0SQ

- Semi-detached period cottage in quiet road
  - South facing enclosed garden
  - Sitting room with wood burner
  - Recently extended garden room
- Loft room giving scope for several uses
- Lane leads to an array of footpaths beyond
  - Village with pub and shop
  - Sherborne approximately 6 miles
    - No onward chain

Viewing strictly by appointment  
Symonds & Sampson  
01258 473766





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Endicott is entered via a shared covered porch area that has a secured gate giving access to the garden gate beyond. The entrance hall has the stairs on the left and opens to the sitting room. With its tripartite window to the front giving good light, the sitting room has a wood burner in the fireplace and cupboards in the alcoves with book shelving above.

An opening goes through to the dining room with a storage cupboard and further bookshelves. Bringing lots of light are two open spaces to the kitchen area from possibly original window spaces. The kitchen is likely to be a Victorian addition and has a range of wall and floor units with basin under a velux window, oven and further appliances. A door leads to an enclosed side area, possibly for wood storage.

Three steps come up to the extended garden room with its solid roof construction, casement windows to one side and

French doors to the garden.

The stairs are by the front door and on the landing has the bathroom overlooking the garden with a bath with electric shower over, wash hand basin, wc and an airing cupboard. At the end of the landing is principal bedroom with its tripartite window to the front. The second bedroom is also a small double room. Along the landing is a door that leads to the Loft room with a Space Saver staircase to it. This spans the whole house, some 5.36 meters, and is sizable and has been used for several uses in the past, the most recent as an occasional bedroom.

#### Situation

Henstridge parish lies in the extreme south of Somerset, separated from Dorset by Landshire Lane. The parish extends almost 2 miles north to south and up to 11 miles east to west. It covers over 4,000 acres and includes not only Henstridge village but also the smaller settlements of Henstridge Ash, Whitechurch, Yenston, Toomer and Bowden. This popular village has a primary school, two public

houses, restaurant, village shop/post office and church. The historic towns of Sherborne, Shaftesbury and local regional centre of Yeovil are all within easy reach. Transport links are good with the A30 being just half a mile away and the A303 at Wincanton. Templecombe has a mainline railway to London Waterloo. The surrounding area has an abundance of good quality schools and some of the finest countryside with excellent walking, cycling and riding. The coast at Bournemouth/Poole is within an hour's drive.

#### Directions

From the A30 traffic lights, proceed on the A357 into Henstridge up to The Cross. Turn left on Vale Street and Endicott is approximately 55 meters along on the right.

#### Outside

Endicott has a fine raised south facing garden with specimen trees throughout, a level lawn and a useful garden shed towards the rear. Enclosed with walls, it makes for a lovely cottage garden. Access is via a shared walkway under and in between the houses, protected by a double gate onto a further side gate to the garden.

**Services**

Mains water and electricity and drainage are connected to the property. Night storage heating. Sitting room heater replaced October 2024.

**Local Authority**

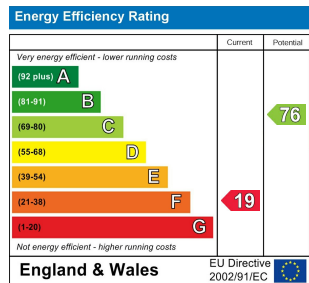
South Somerset Council Tel: 01935 462462  
Council Tax Band: C

**Property Information**

Broadband - Standard and superfast broadband is available.

Mobile phone network coverage is available inside and outside – (coverage is best provided by Three Network)

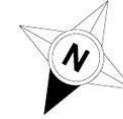
(Information from Ofcom <https://www.ofcom.org.uk>)



**Vale Street, Templecombe**

Approximate Area = 1043 sq ft / 96.9 sq m  
Outbuilding = 49 sq ft / 4.5 sq m  
Total = 1092 sq ft / 101.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1118372.



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