

Cherrington Farm Cottage

North Cheriton, Templecombe, Somerset

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North Cheriton
Templecombe
Somerset BA8 0AP

An Edwardian stone house towards the end of a no-through lane on the edge of this sought after village with an adjoining level 4 acre field.



- Detached Edwardian stone house of about 2000 sq ft
 - Kitchen / breakfast room with Aga
 - 28' sitting room with wood burning stove
 - Dining room, study, utility room
 - 3 bedrooms, 2 bathrooms
 - South-facing garden
- Garage, two stables and a store with the house
 - Adjoining level field of about 4 acres
 - Easy access to road network and A303

Guide Price £795,000

Freehold

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THE DWELLING

Cherrington Farm Cottage was originally built in 1903 of attractive stone elevations with brick quoins under a pitched tiled roof. The house was extended in the mid-1990s and internally offers spacious ground floor accommodation. Off the hall the sitting room extends to some 28' with a wood burning stove and views over the garden. There is a dining room with steps down to a garden room overlooking the field to the east, and also a step down to the kitchen / breakfast room. This is a good family room with an oil fired Aga, a range of wall mounted and floor standing units and ample space for a table. A rear hall beyond gives access to the back door and a study with a safe. A corridor then leads to a cloakroom and a large utility room with space and plumbing for a washing machine, a range of units and sink.

On the first floor the master bedroom is dual aspect with large fitted wardrobes and there are two further bedrooms. There are two bathrooms, one with a Whirlpool bath.

Outside the garden lies predominantly to the south and west whilst the drive leads to the rear of the house, garage and stables. To the east of the house is a level 4 acre paddock.

ACCOMMODATION

See Floorplan but in brief:

Ground floor - Sitting room, dining room, kitchen/breakfast room, office, sun room, utility room & cloakroom

First floor - Three bedrooms, two bathrooms

OUTSIDE

The property is approached from the lane on to a drive which passes around the house to a parking area. There is a Harlow Bros. stable block comprising two stables, a store and a garage. The garden lies mainly to the south and west of the house and has a neat well maintained lawn, flower and shrub borders, pretty climbing rose, apple trees and attractive stone walls.





THE LAND

To the east of the house and bordering the drive is a level field of about 4 acres with separate access and a water trough. This is a particularly appealing field with mature tree and hedge borders and visible directly from the house.

SITUATION

North Cheriton is conveniently positioned amidst attractive countryside between Wincanton and the Abbey town of Sherborne. Wincanton, Sherborne and the regional centre of Yeovil all lie within motoring distance, providing between them, and excellent range of cultural, recreational and shopping facilities. Sporting, walking and riding opportunities abound the area, with golf clubs at both



Sherborne and Yeovil. The region is extremely well known for both its private and state schooling, which include, the Sherborne Schools, Leweston, Bruton, Millfield and Hazelgrove. Communication links are very good with main line stations at Templecombe and Castle Cary linking directly with London Waterloo and Paddington respectively. Whilst road links are along the A303, joined at Wincanton, giving swift access to London and the Home Counties along the M3 and M25 routes

DIRECTIONS

From the Virginia Ash crossroads head north on the A357 turning right in the village into Cherrington Lane which is a no-through road. Continue for about half a mile and

Cherrington Farm Cottage will be found on the left hand side.

What3Words://issuer.extremely.yacht

SERVICES

Mains water, electricity and drainage are connected to the property. Electric night storage heating.

MATERIAL INFORMATION

Broadband - Standard and ultrafast broadband is available. Mobile phone coverage is available inside and outside. (Information from Ofcom <https://www.ofcom.org.uk>)
Council Tax Band: F



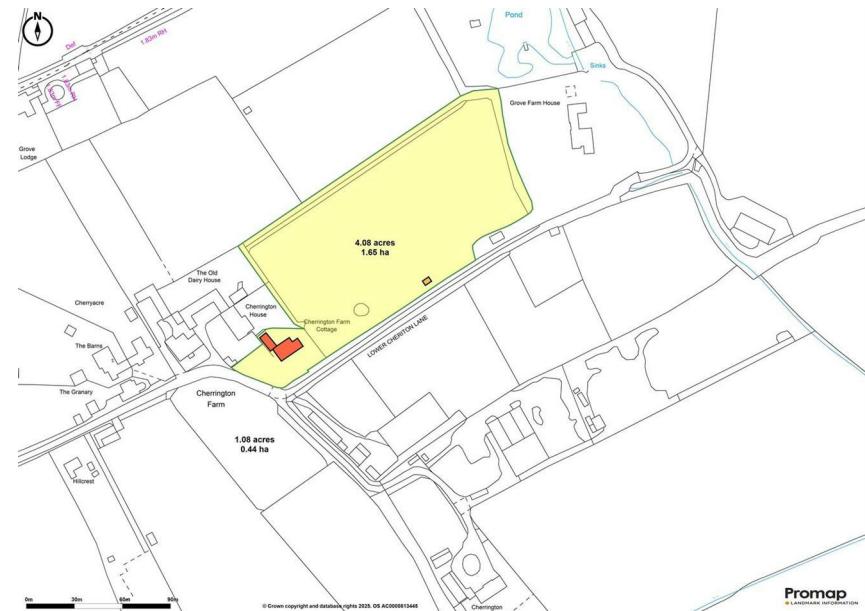
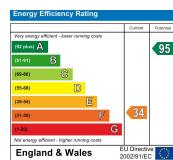
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Approximate Area = 2035 sq ft / 189 sq m (includes garage)

Outbuildings = 2497 sq ft / 232 sq m

Total = 4532 sq ft / 421 sq m

For identification only - Not to scale



STU/GWB/0925/0126



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