



Church Hill Templecombe

Offers In Excess Of
£420,000

A fabulous opportunity to purchase a spacious, individual architecturally designed detached family home with three double bedrooms, three reception rooms and situated just a short walk to the mainline railway station. The property is also within an easy walk to the village's amenities, which include a Co-Op store, primary school, church, doctor's surgery plus a further convenience store with post office. There is also a village hall and many clubs available to join. The property was built in 2002 to a high quality specification, designed to provide an easy to use layout with all rooms enjoying plenty of natural light and internal space being of the utmost importance. During our sellers ownership, the property has benefitted from stylish new soft closing kitchen units being fitted as well as some built in appliances and solid hardwearing work surfaces, the boiler has been replaced and re-sited, the en-suite has new fittings and new flooring has been laid as well as a redecoration throughout. The courtyard garden has also been beautifully landscaped and provides an aesthetically pleasing outdoor space. This lovely home must be viewed to really appreciate the size and layout of the accommodation as well as its surroundings with some delightful countryside walks just a few steps away. An early viewing is strongly urged so that the chance to be the next owner is not missed.

In brief, the ground floor accommodation consists of vestibule with cloaks cupboard, door to the cloakroom and door to a good sized welcoming reception hall, triple aspect sitting room with fireplace, conservatory, dual outlook dining area which opens into the kitchen area. On the first floor there is a bright landing with window to the rear, the family bathroom and three double sized bedrooms, two with fitted wardrobes and the principal benefiting from an en-suite shower room. Outside there is a drive, larger than average garage with light and power, carport with light, water supply and access to a loft space plus a fully enclosed attractively landscaped courtyard style garden. DRAFT DETAILS

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 75 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 63 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



ACCOMMODATION

Ground Floor

Vestibule

Composite front door with inset glass panes opens into the vestibule. Ceiling light. Built in cloaks cupboard fitted with light, shelf and hooks. Patterned tiled floor. Door to the cloakroom and to the:-

Reception Hall

A light and welcoming hall with stained glass window on the half landing. Ceiling light. Radiator. Power points. Stair rising to the first floor with storage cupboard under benefiting from a fitted light. Patterned tiled floor. Panelled doors to the dining area and to the:-

Sitting Room

5.84m" x 3.89m" (19'2" x 12'9")

Maximum measurements - Windows to the side and front - both with fitted shutters. Ceiling and uplighters. Smoke detector. Coved. Two radiators. Power, telephone and television points. Fireplace with timber mantel, brick pillars, Welsh slate hearth and modern living flame electric wood effect burner. Double doors to the:-

Conservatory

2.16m" x 3.84m" (7'1" x 12'7")

Of Upvc double glazed construction with full height windows to three aspects and door opening to the side. Wall light. Power points. Vinyl flooring.

Dining/Family Area

5.03m" x 3.66m (16'6" x 12')

Enjoying a double outlook with windows to the side and rear. Ceiling light. Smoke detector. Radiator. Power points. Television connection. Built in storage cupboards with shelves. Opens to the:-

Kitchen Area

2.46m" x 4.09m" (8'1" x 13'5")

Window to the front into the carport and to the rear. Part glazed stable door opening into the carport. Ceiling lights. Smoke detector. Power points. Fitted with a range of stylish, contemporary soft closing kitchen units in sage green, consisting of floor cupboards, separate drawer unit with cutlery and deep pan drawers and eye level cupboards. Generous amount of solid work surfaces, tiled splash back and inset porcelain butler style sink with swan neck mixer tap. Housing for an American style fridge/freezer with storage cupboard above. Two built in eye level electric ovens with cupboards above and below. Five plate ceramic hob with glass splash back and extractor hood above. Space and plumbing for a dishwasher and washing machine. Wood effect LVT flooring.

Cloakroom

Obscured glazed window to the front elevation. Ceiling light. Electrical consumer unit. Extractor fan. Dado rail. Low level WC. Vanity style wash hand basin with mono tap and tiled splash back. Radiator.

First Floor

Landing

Stairs rise and return to a galleried landing with stained glass window on half landing to the rear. Ceiling light. Smoke detector. Power points. Linen cupboard fitted with shelves. Doors to all rooms.

Bedroom One

3.84m" x 3.89m" (12'7" x 12'9")

Window with outlook to the rear of the property. Ceiling light. Wall mounted air conditioning unit. Radiator. Power points. Fitted with a range of wardrobes with hanging rails and shelves. Door to the:-

En-Suite Shower Room

Obscured glazed window fitted with shutters to the front elevation. Ceiling light. Extractor fan. Wall mounted mirror fronted bathroom cabinet. Combination traditional style radiator and heated towel rail. Fitted with a modern suite consisting of large walk in shower cubicle with aqua panelled walls and mains shower, pedestal wash hand basin with shelf and mirror above and low level WC. Wood effect LVT flooring.

Bedroom Two

3.73m" x 3.66m (12'3" x 12')

Window to the rear aspect. Ceiling light. Smoke detector. Access to the loft space. Radiator. Power points. Fitted with a range of wardrobes with hanging rails and shelves.

Bedroom Three

2.90m" x 3.66m (9'6" x 12')

Window to the front with view down Lily Lane. Ceiling light. Smoke detector. Radiator. Power points.

Family Bathroom

Obscured glazed window to the front elevation. Ceiling light. Extractor fan. Radiator. Suite consisting of bath with mixer tap and shower attachment, wood panelled side and full height tiling to the surrounding walls, pedestal wash hand basin with illuminated mirror and light over and shelf plus low level WC. Bathroom cabinet. Part tiled walls. Wood effect flooring.

Outside

Garage and Carport

5.64m" x 2.92m" (18'6" x 9'7")

Side hinged door, light and power. Rafter storage. Work benches, shelves and cupboards. Window to the side and personal door into the carport. Carport - open front and back. Water tap and light. Access to the loft space with pull down ladder. Door to the kitchen.

Courtyard Garden

A timber gate to the side of the house opens to the garden which has been attractively landscaped and provides an easy to maintain outside space and an enjoyable place to sit. From the gate there is a gravelled area with a raised bed. A shallow step up the decked seating area where there is an raised ornamental pond with pergola above, which has a variety of trailing and creeping plants, including clematis and passion flower growing through it plus an under cover seating area. A path leads along the back of the house to a further gravelled area of garden with raised beds and storage plus the oil fired boiler. The garden offers excellent privacy, a sunny aspect and is fully enclosed by brick and old stone walls. To the other side of the garage there is a further part of the garden, where the oil tank is located and is laid to lawn with a raised wild flower bed and enclosed by railings.

Useful Information

Energy Efficiency Rating D

Council Tax Band E

uPVC Double Glazing

Oil Fired Central Heating from a Combination External Boiler

Mains Drainage

Freehold

Directions

From the Sturminster Newton Office

Leave Sturminster via Bridge Street. At the traffic lights go over the bridge and turn right onto the A357. Continue on this road for about 5 miles and turn left for Stalbridge. Go through the town. The next village is Henstridge. Continue through the village to the A30 crossroads and proceed straight over heading towards Wincanton. At Templecombe Templecombe - go under the railway bridge and up the hill and turn left just after the traffic calming into Slades Hill. Follow the road bearing to the left and the property will be found on the left hand side. Postcode BA8 0HG

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.