



Church Hill Templecombe

Offers In Excess Of
£420,000

A unique detached village home especially designed to offer spacious internal accommodation with three double bedrooms, three reception rooms and situated just a short walk to the mainline railway station. The property was built in 2002 and provides perfect place for those looking for comfort and style. 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.

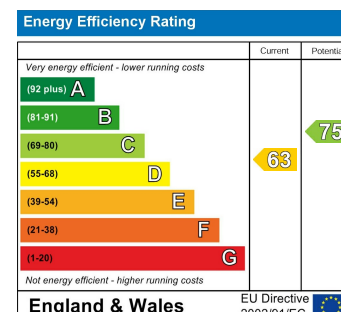
Once inside, there is a welcoming entrance with a built in cupboard - ideal for coats, boots and shoes and a tiled floor in an attractive pattern, which continues into the reception hall. The sitting room offers a bright and roomy place to spend time with visitors and family and has a fireplace with electric wood burner, which adds character and warm on those chilly winter evenings. There is a large dining room, which has plenty of space to host family gatherings or entertain friends and as it opens to the kitchen the chef won't feel left out of the conversation. The chef may also take pleasure in the new soft closing stylish kitchen units in a sage green and the built in appliances.

In recent years, this fabulous home has been re-decorated and new flooring laid plus the en-suite has been replaced with modern fittings. Outside, the beautifully landscaped courtyard garden provides a delightful haven to enjoy a morning coffee or an evening tiple and is ideal for those who like the outdoors without the upkeep. The garage and carport provide parking for three cars plus there is parking on the lane outside.

This desirable house would make a great home for those looking to reduce on outside space without compromising on internal accommodation, providing the perfect blend of modern day living and village life. Book now - this one could be your dream home!

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The Property Accommodation

Ground Floor

Composite front door with inset glass panes opens into the entrance hall, which has a built in cupboard fitted with light, shelf and hooks - ideal for coats, boots and shoes. The floor is laid to tiles in an attractive design. There is a door to the cloakroom and to the reception hall, which also has the same attractive floor tiles. From here the stairs rise to the first floor and doors to the family/dining room and to the sitting room. The sitting room has windows to the front and side, fitted with shutters and benefits from a fireplace with timber mantel, brick pillars, Welsh slate hearth and modern living flame electric wood effect burner. Double doors open to the conservatory with full height windows that enjoy and outlook over the courtyard garden. The dining/family room has a double aspect and is fitted with storage cupboards and opens to the kitchen. The kitchen has a window to the front and rear aspect plus a stable door opening to the carport. It is fitted floor cupboards, separate drawer unit with cutlery and deep pan drawers and eye level cupboards plus a generous amount of solid work surfaces, tiled splash back and inset porcelain butler style sink with swan neck mixer tap. There is housing for an American style fridge/freezer with storage cupboard above. The built in appliances consist of two eye level electric ovens with cupboards above and below, five plate ceramic hob with glass splash back and extractor hood above. There is space and plumbing for a dishwasher and washing machine. The floor is laid to wood effect LVT.

First Floor

Stairs rise and return to a half landing with stained glass window to the rear and continues to a bright galleried landing with linen cupboard and doors to the bathroom and bedrooms. Bedroom one has an outlook to the rear

and has a wall mounted air conditioning unit. It also benefits from a range of wardrobes and an en-suite shower room. Bedroom two also has an outlook to the rear and has a range of fitted wardrobes. Bedroom three enjoys a view down Lily Lane to the front. The bathroom is fitted with a 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.

Outside

Garage (5.64 m x 2.92 m/18'6" x 9'7") and Carport The garage has a side hinged door, fitted with light and power. plus rafter storage. In addition, there are work benches, shelves and cupboards and a personal door into the carport. This is open front and back and benefits from a water tap and light. There is also access to the loft space with pull down ladder and a stable door into 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 a 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.