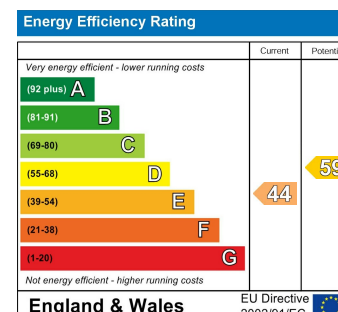


Total area: approx. 154.0 sq. metres (1657.6 sq. feet)

**1 Market House  
Market Place  
Sturminster Newton  
Dorset  
DT10 1AS**

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## Church Hill Templecombe

**£525,000**

Tucked away in an exclusive setting, this spacious detached home is a true hidden treasure. Once the old rectory, it exudes charm and individuality, offering far more than its elegant façade suggests.

Step inside to discover a home designed for modern living with a touch of history. With four generous double bedrooms, a family bathroom, and a private en-suite, there's ample space for families, guests, or even a home office setup. The versatile living spaces include a large family room that could be adapted into a hobbies room/bedroom or study, a triple aspect sitting room, a formal dining room, and a bright kitchen/breakfast room, giving you endless options for entertaining, relaxing, or working from home.

Outside, the expansive garden—bathed in sunlight and mostly laid to lawn—provides a private retreat perfect for children, pets, or garden enthusiasts. There's also a garage and parking for four cars, making life that little bit easier.

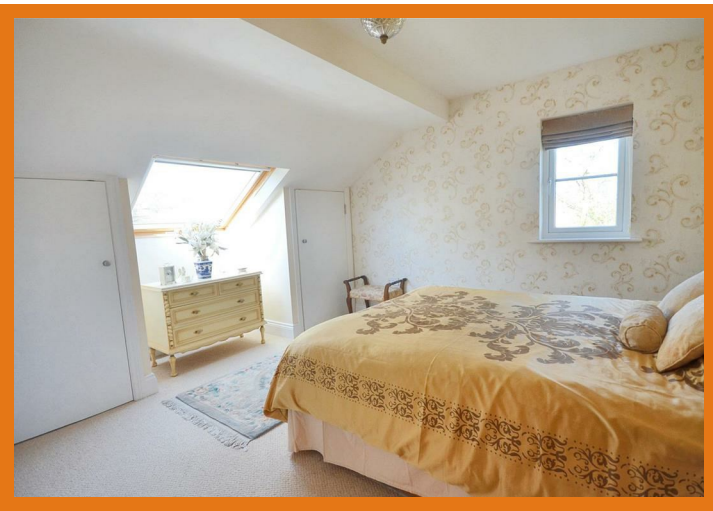
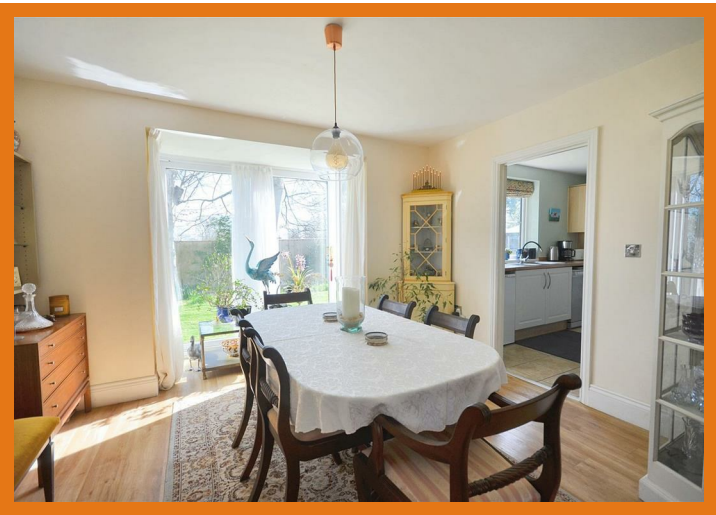
What makes this home truly special is the scope to add your own personal touches—whether it's a modern refresh, a creative redesign, or simply making it your own.

Nestled in a peaceful hidden location, shared with just two other properties, this home offers seclusion without isolation—you're still just moments from all the village's amenities. Plus, with the mainline train station within walking distance, commuting or exploring further afield is effortless.

Whether you're looking for a forever family home, a peaceful retreat, or a place with space to grow and adapt, this unique property is ready to welcome you.

Come and see what's beyond the façade—you won't be disappointed.





### The Property

#### Accommodation

##### Inside

**Ground Floor**  
The double doors open into a bright and spacious porch with plenty of space for coats, boots and shoes with a further door opening to the main hall. From the hall, stairs rise to the first floor and doors lead off to the family room, sitting room and cloakroom, which is fitted with a WC and wash hand basin. There are storage cupboards and the floor is laid in an attractive and practical wood effect laminate that continues through into the main reception rooms.

The spacious sitting room enjoys a triple aspect with views over the garden and double doors opening to the garden. There is plenty of room for settees and armchairs as well as other furniture. An opening leads to the dining room, which boasts plenty of natural light from the full height windows of the bay. The family room has a triple aspect with windows to the front, rear and side and offers versatile usage - an excellent fifth bedroom, play room or study. It can be tailored to your own needs.

There is a good sized kitchen/breakfast room that is fitted with a range of modern units consisting of floor cupboards, tall larder cupboard, drawers and eye level cupboards. There is a generous amount of wood style work surfaces with a matching upstand and a one

and a half bowl stainless steel sink and drainer. The dishwasher and electric range cooker are included in the sale and there is space for an under counter fridge. For practicality, the floor is tiled, which continues into the utility room. From the utility there is a door to the rear garden.

##### First Floor

Stairs rise up to a large galleried landing where there is a good sized store cupboard plus a linen cupboard and doors leading off to the bedrooms and bathroom. The bathroom is fitted with a modern suite consisting of shower cubicle with a mains shower, bath with a waterfall mixer tap and shower attachment, WC and wall hung vanity style wash hand basin.

All four bedrooms are double sized - bedrooms three and one have built in wardrobes and the main also benefits from an en-suite shower room.

##### Outside

###### Garage and Parking

The property is approached over a gravelled drive that leads past the other two houses to the property's own garage, which measures 5.66 m x 3.51 m/18'7" x 11'6" and has an up and over door plus a door to the rear. There is parking for one car outside plus space for three other cars on the gravelled area to the front of the house.

##### Garden

The house sits in about a fifth of an acre with the main gardens lying to the rear, side and front. They are mostly laid to lawn, fully enclosed by new fencing and offer an excellent degree of privacy and a sunny aspect. There is a summerhouse, garden shed and the LPG tank is concealed behind fencing.

##### Useful Information

Energy Efficiency Rating E  
Council Tax Band F  
uPVC Double Glazing  
LPG Central Heating  
Mains Drainage  
Freehold

##### Directions

###### From Sturminster Newton

At the Virginia Ash, Henstridge head towards Wincanton. At Templecombe continue through the village, passing the Co-op on the right. Proceed under the bridge and up the hill - just after the calming system, at the end of a row of stone cottages, immediately turn right onto a 'track'. Take a left onto a gravelled area. The property will be found tucked away on the right hand corner. Please park in front of the garage. 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.