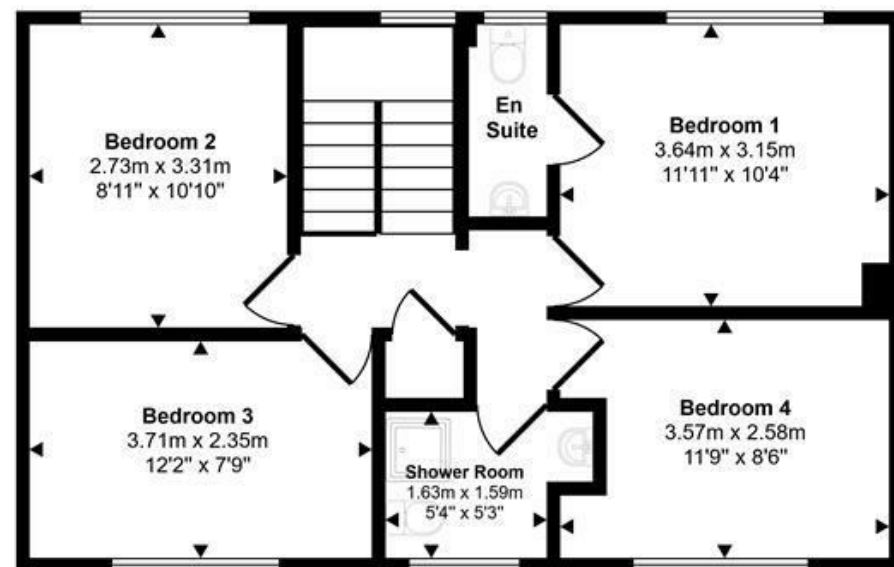




Ground Floor
Approx 65 sq m / 703 sq ft



First Floor
Approx 54 sq m / 582 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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



Brook Lane Henstridge

Guide Price
£450,000

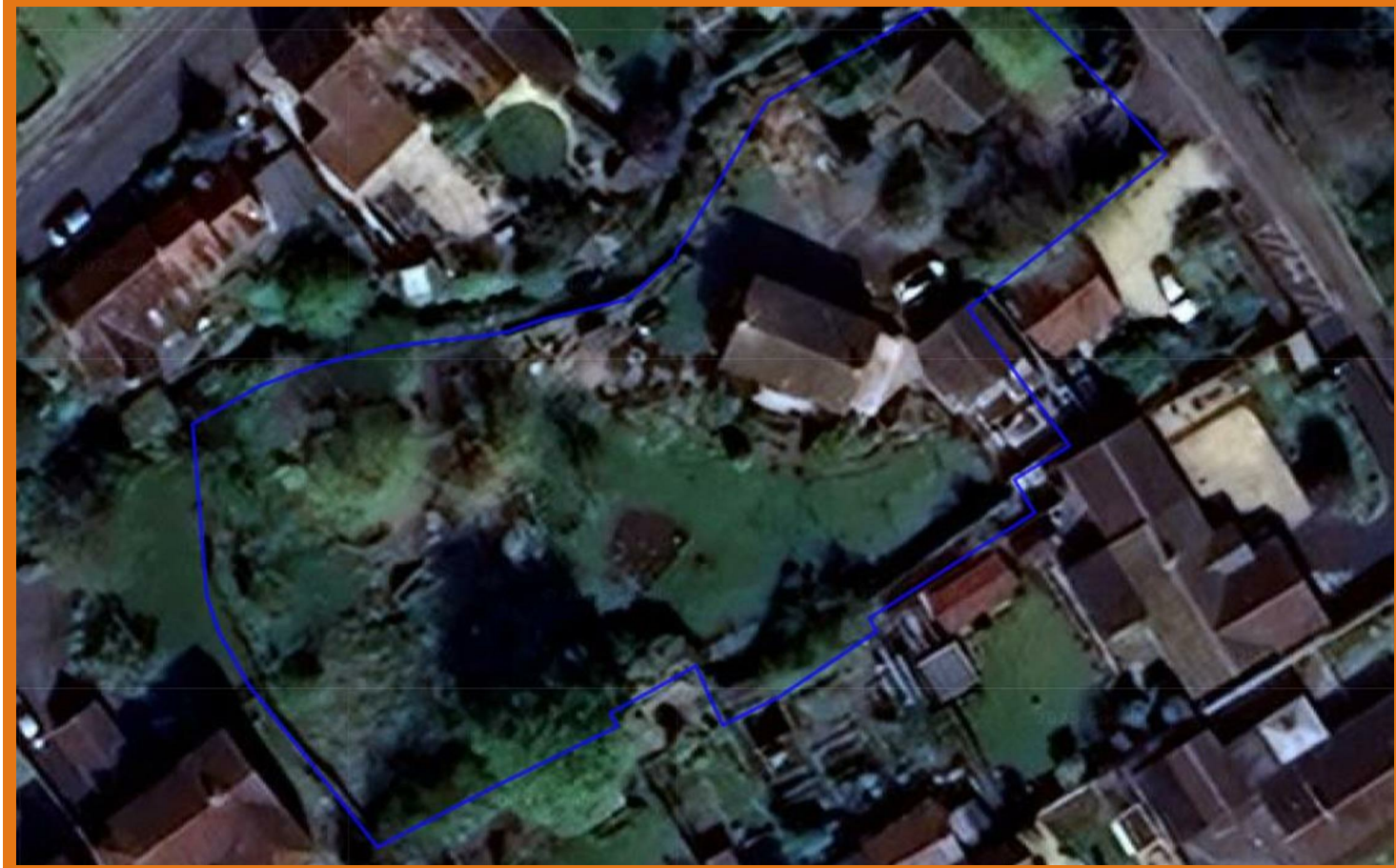
Welcome to this spacious detached family home, set in over half an acre of wonderful grounds - a place where children and pets can explore, play, and grow, while adults enjoy peace, space, and comfort.

Built in 1971, this much-loved property has been home to the same family for over 50 years, including a proud D-Day veteran who made it his cherished residence. Now ready for its next chapter, it offers not only history and character, but also the chance to create a modern family haven tailored to your lifestyle.

Inside, a welcoming entrance hall leads to a bright and spacious sitting room with a cosy multi-fuel burner - perfect for family movie nights or gatherings with friends. The heart of the home is the open-plan kitchen, dining, and family room, where meals, homework, and laughter can all happen together. A versatile additions serves as a conservatory/boot/utility room and downstairs cloakroom add everyday practicality. Upstairs are four double bedrooms, giving everyone their own space. The main bedroom enjoys an en-suite cloakroom, while the modern family shower room serves the rest. Throughout the house, exposed floorboards let you put your own stamp on the interiors.

Outside, the property makes a lasting impression. The gently sloping grounds, a mix of open grass and the orchard full of fruit trees provide a wonderful sense of space and seclusion - perfect for enjoying the surrounding wildlife or shaping into a more defined landscape over time. There's generous parking for family and guests, along with two double garages ideal for storage, hobbies, or a dedicated workshop space.

Set in a quiet lane of a friendly village with all amenities close by, this is more than a house - it's a home with history, heart, and the perfect setting for a new generation of memories.



The Property

Accommodation

Inside

Ground Floor

A paned glass front door opens into a useful porch with pitched roof and windows to either side and houses the electrics. A further door opens into a bright and welcoming entrance hall with stairs rising to the first floor and doors leading off to the sitting room, kitchen/dining room and to the cloakroom, which is fitted with a WC and wash hand basin. There is ample room for coats, boots and shoes plus a storage cupboard, as well as exposed floorboards, which continues throughout the property.

The spacious sitting room enjoys a double outlook with a window to the front and double paned glass doors with full height windows to either side that open out to the rear garden. There is ample space for settees and armchairs and the fireplace with a multi-fuel burner adds character and warmth to the room.

The combined kitchen and dining room, also benefit from a double aspect with windows to the front and rear. There is enough space for a settee as well as for a large family dining table and chairs. The kitchen area is fitted with the original units - floor cupboards with drawers, wood effect work surfaces and a stainless steel sink and double drainer and a swan neck mixer tap. A door from the kitchen area leads out into a versatile conservatory that serves as a boot room and utility room. From here there is access to the garden.

First Floor

Stairs rise to a half landing with a window that overlooks the rear garden and returns up to a bright part galleried landing. Here there is access to the part boarded loft space, which also has power plus a door to the airing cupboard that houses the hot water cylinder. In addition, there are four double bedrooms, the principal bedroom, benefits from a feature fireplace and an en-suite cloakroom.

The family shower room is fitted with a modern suite consisting of a pedestal wash hand basin, WC and shower cubicle with an electric shower. For appearance and practicality, the walls are laminate panelled.

Outside

Garages and Parking

The property is approached from the lane via five bar timber gate that opens to the drive, which leads up to the front of the property. There is ample parking for multiple vehicles with the option to create additional parking if needed. There are two double garages, both

with double opening out timber doors - great for parking, storage or hobbies room. One of the garages was used for ceramics. They both measure the same - 5.41 m x 5.28 m/17'9" x 17'4".

Gardens

There is access to the rear garden from both sides of the house. Immediately to the back of the house there is a paved seating area which pans round the property with stone steps rising to the main body of the land. There is also an area to the left hand side of the land where you will find raised vegetable beds in its own separately fenced area. Additionally to this side of the property, you will find that there is a potting shed. There is also a further seating area to the right hand side, with a summer house that is laid to gravel.

With 0.54 acres of sloped land offering plenty of open space and fruit trees, this area stretches further a field to the rear side of the land, this previously offered a small holding for them vendors, where they kept hens and ducks. There is also the remains - mostly intact - of some delightful garden oddities, such as a water feature, bridges and stone seating areas plus paths with edging - there maybe more to uncover. The property is bordered by a brook to one of the boundaries. The whole grounds extend to well over half an acre.

Useful Information

Energy Efficiency Rating F

Council Tax Band E

Single Glazing with some secondary glazing

Heating - Multi fuel Burner

Mains Drainage

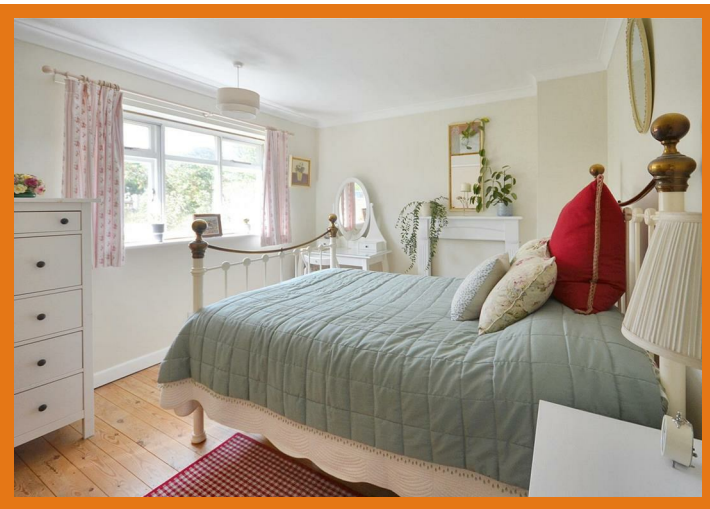
Freehold

Location and Directions

The property is within walking distance to a Good Ofsted rated Primary School, two pubs, Village Hall and local shop with Post Office. Stalbridge is the next village a short drive away where there is a very well stocked family run supermarket. This also has a lovely café, you can shop online and it will deliver. The property benefits from excellent communication links. There is easy access to the A30 and A303. The mainline railway station at Templecombe, with direct trains to London, is less than 2 miles from the property.

Postcode - BA8 0SP

What3words -///ticking.locator.twee



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.