



Hill View, Thornford, Sherborne, Dorset

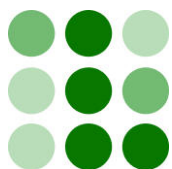
Guide Price £425,000
FREEHOLD

This well presented, much improved and extended semi-detached house is situated in a slightly elevated position close to the centre of this popular and well served village. The accommodation includes an entrance porch, lobby, sitting room with wood burning stove, large kitchen/family room, garden room, lobby and cloakroom. Internal access is available to the garage whilst upstairs there are four bedrooms (master en-suite) and the superb bathroom. A door and stairs from the first floor landing leads to the loft space which has a window overlooking the garden and heating. There is a pleasant, good size rear garden whilst to the front there is ample off street parking leading to the garage.

 **LACEYS**
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1 Hill View, Thornford, Sherborne, Dorset, DT9 6PZ



- Semi-Detached House
- Popular Village Location
- Large Kitchen/Dining Room
- Living Room
- Garden Room/Second Reception Room
- Four First Floor Bedrooms (master en-suite)
- Attic with window and radiator.
- Garage & Ample Parking

www.rightmove.co.uk
www.primelocation.com
www.zoopla.co.uk

The **ACCOMMODATION** comprises:

Porch

Upon entering the property you are greeted with a useful entrance porch providing the perfect space to hang coats. A partially glazed door opens to the lobby.

Lobby

A door opens to the living room and stairs provide access to the first floor. There is a radiator and a glass shaded ceiling light.

Living Room 4.28m x 3.66m (14'1" x 12'0")

A cosy room with a large double glazed window overlooking the front of the property, a radiator and a decorative ceiling light fitting. There is a brick built fireplace with wooden mantel and inset wood burning stove providing a nice focal feature to the room. Access is available to the under-stairs storage cupboard. Bespoke built in cabinets and open shelving flank the fireplace with further bespoke storage opposite as well.

Kitchen/Family Room 8.86m x 4.52m (29'1" x 14'10")

The spacious kitchen/family room is well equipped with a good selection of shaker style wall, base, drawers and pan drawers with granite worksurfaces above. A peninsular breakfast bar offers further storage and integrated appliances include a Bosch oven/grill, microwave/combination oven and an electric hob with extractor hood above. There is space for an American style fridge/freezer and a dishwasher. An inset ceramic sink with mixer tap is conveniently situated under the double glazed window overlooking the garden. There is a large dining area which our clients have opted to use a second sitting space which has doors opening to the garden room, side lobby, utility room and garage. There is a radiator and a ceiling light point.

Utility Room

Fitted with a base unit with work surface above offering space for two appliances and a stainless steel sink with cold tap. There is a wall mounted electric heater and a double glazed window overlooking the garden.

Garden Room 3.95m x 3.51m (13'0" x 11'6")

Added by our current sellers the garden room provides a great extra reception room with full height double glazed windows overlooking the rear garden complimented by two Velux roof lights. There is recessed spot lighting and an electric wall mounted heater. Double doors open to the garden.

Side Lobby

A partially glazed door opens to the side/front of the property and a further door opens to the cloakroom. There is recessed spot lighting.

Cloakroom

Offering generous bespoke fitted coat and shoe storage this space includes a low level WC and a wash basin with vanity unit beneath. There is spot lighting, an obscured double glazed window facing the front and a radiator.

Landing

The landing has doors leading to all four bedrooms, the family bathroom and stairs to the attic. There are two ceiling light points and a built in cupboard/bookshelves.

Bedroom One 6.81m x 2.93m (22'4" x 9'7")

A spacious double bedroom with a double glazed window overlooking the rear garden and a Velux roof light to the front. There is ample fitted wardrobes, a radiator and spot lighting. A door opens to the en-suite.

En-Suite

Offering good storage provided by the vanity unit below the sink with a concealed cistern WC alongside. There is a rainfall style shower with hand held attachment, a heated towel rail, spotlighting and a Velux style roof light.

Bedroom Two 3.05m x 2.46m (10'0" x 8'1")

The second bedroom has a feature fireplace, a radiator and a ceiling light point. A double glazed window overlooks the rear garden.

Bedroom Three 3.12m x 2.03m (10'3" x 6'8")

A single room with a double glazed window overlooking the rear garden, a radiator and a ceiling light point.

Bedroom Four 2.81m x 1.78m (9'3" x 5'10")

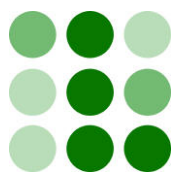
Currently being used as a home office this room benefits from having an L-shaped fitted desk with useful 'cube' style storage beneath. There is a ceiling light point, a radiator and a double glazed window overlooking the front of the property.

Bathroom

The bathroom is well equipped with a P-shaped modern shower/bath with centralised mixer tap and thermostatically controlled shower with screen. There is a low level WC and ample storage provided by the built in low level unit with basin and mixer tap above. There is recessed spot lighting, a mirror with built in lighting, a heated towel rail and an obscured double glazed window.

Attic 4.58m x 4.45m (15'0" x 14'7")- Max

The attic benefits from having a fitted staircase with a door opening to the landing on the first floor. There is a double glazed window overlooking the rear garden, a radiator and a recessed spot lighting.



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OUTSIDE

The rear garden is a good size and has been designed with ease of maintenance in mind. There is a generous patio area perfect for al-fresco dining situated next to the garden room which in turn leads to a good size area of lawn. Our current owners have opted to keep chickens in the top part of the garden demonstrating just how much space there is with plenty of space for children's play equipment! There is a good selection of mature plants and shrubs with gated access leading to the oil tank/front of the property. To the front of the property there is ample driveway parking with planted raised beds.

Garage

Offering useful storage cupboards, eaves storage, personal door to the rear and up and over door to the front. The oil fired boiler can be found in here.

The Village & Surroundings

Thornford is a highly sought-after village whose amenities include an Ofsted 'outstanding' Primary School, convenient village shop/post office, a popular, family and pet friendly, public house. The superb community spirit is actively encouraged by events held in the village hall, parish church and its own cricket club – all within a level walking distance. There are ample rural countryside walks around the village. Thornford has its own 'request stop' railway station which is situated on the 'Heart of Wessex Line' running between Weymouth and Bristol, including Bath, links to the Midlands and North. Nearby historic Abbey town of Sherborne offers unique independent shopping opportunities with boutiques, art galleries, antique shops, delis and pet friendly cafes, plus Almshouses and private schools. Its mainline railway enables travel to London's Waterloo in just over two hours. Road links to London and the Home Counties via the A303 at Wincanton, M3 and M25 route. Market town Yeovil is a short five mile driving distance, with excellent cultural, recreational and shopping facilities. Golf clubs are situated in both Sherborne and Yeovil.

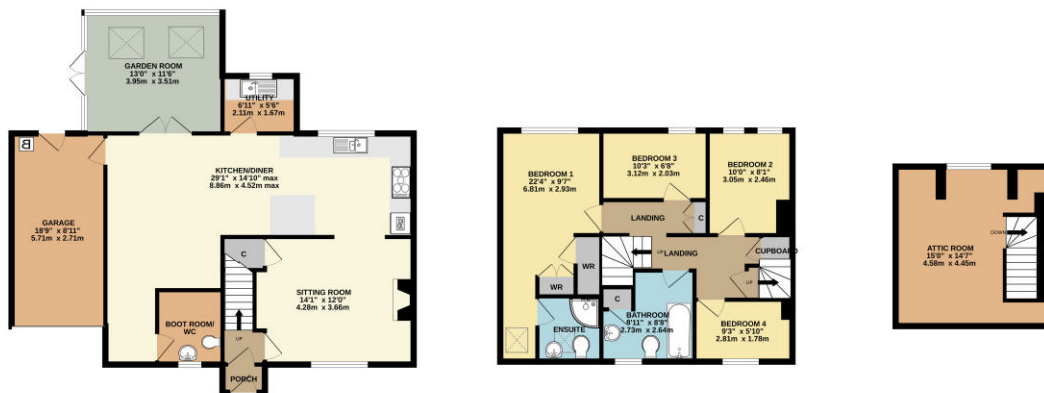


Energy Efficiency Rating		Current	Potential
Energy efficient - lowest running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
No energy efficient - higher running costs			
England, Scotland & Wales			

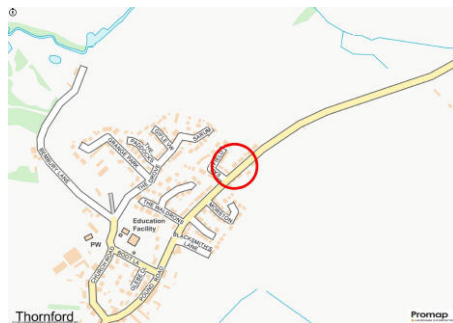
GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Please Note

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Material Information

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

Part A

- Council Tax Band - D
- Asking Price - Guide Price £425,000
- Tenure - Freehold
- The property does have spray foam insulation in the loft, if a mortgage is required you will need to check with your lender about this. Our sellers would entertain organising removal of this should this be required.
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Part B

- Property Type - Semi-Detached House
- Property Construction - Standard
- Number And Types Of Rooms - See Details and Plan, all measurements being maximum dimensions provided between internal walls.
- Electricity Supply - Mains
- Water Supply - Mains
- Sewerage - Mains
- Heating - Oil Fired Central Heating- boiler in garage. Electric Heating in Garden Room & Utility Room
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>.
- Mobile Signal/Coverage – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking- Driveway Parking & Garage

Part C

- Building Safety - Building Safety - On enquiry of Vendor, we're not aware of any Building Safety issues. However we would recommend purchaser's engage the services of a Chartered Surveyor to confirm.
- Restrictions - The property is subject to Section 157 of the Housing Act 1985 requirement which operates in several areas of East Devon and West Dorset. It is designed to maintain local housing stock for persons who live full time or work in these counties.
- Rights and Easements - Not to use the property other than a private dwelling house. Not to carry on or cause to permit or suffer to be carried on upon the property or any part thereof any trade or business and in particular (but without prejudice to the generality of the foregoing covenant) not to use or permit or suffer the same to be used for the sale of intoxicating liquor or as a shop. Not to display or permit to be displayed any advertisement hoarding or any other structure of any kind excluding a television aerial whether temporary or permanent nor to make any structural alterations in or additions to the premises without the previous consent in writing of the Council's Chief Housing Officer such consent not to be unreasonably withheld. Not to station or cause or permit or suffer the stationing on the property any caravan tent or other moveable dwelling intended for human habitation. Not to do or keep or suffer to be done or kept on the property any act or thing which may be or become a nuisance or cause inconvenience to the council/owners/occupiers of adjoining/neighbouring property. Please note that there are other rights/easements. We recommend taking legal advice.
- Flood Risk - Rivers, sea and surface water- very low risk (Very low risk means that this area has a chance of flooding of less than 0.1% each year.)
- Coastal Erosion Risk - N/A
- Planning Permission - No records on the Local Authority's website directly affecting the subject property. We would always advise that you double check this with your legal representative.
- Accessibility/ Adaptations - N/A
- Coalfield Or Mining Area - N/A

Energy Performance Certificate (EPC Rating) - D

Other Disclosures

No other Material disclosures have been made by the Vendor.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 12th June 2024. However, such information could change after compilation of the data, so Laceys cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Laceys are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.