



Symonds  
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Lesters

Maperton Road, Charlton Horethorne, Somerset



# Lesters

Maperton Road  
Charlton Horethorne  
Somerset DT9 4NT

A beautifully restored period residence dating to circa 1700, offering elegant, character-rich accommodation alongside an exceptional range of versatile outbuildings. Set within manicured gardens, with additional paddock land, the property combines historic charm with modern comfort, providing superb living spaces, extensive ancillary accommodation, and an idyllic rural setting.



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- An exceptional period residence with origins dating back to circa 1700
- Extensive and versatile outbuildings including two studies and sleeping accommodation with ensuite
- Elegant and character-rich interiors, thoughtfully restored for modern living
- Four well-proportioned bedrooms in the main residence
- Set within 5 acres of landscaped gardens and grounds
  - Multiple garages, workshops and stores
- Located in a sought after village location with close proximity to Sherborne

Guide Price **£1,700,000**

Freehold

Sherborne Sales  
01935 814488

[sherborne@symondsandsampson.co.uk](mailto:sherborne@symondsandsampson.co.uk)





## THE DWELLING

A distinguished period residence, with origins believed to date back to circa 1700, this exceptional property has been meticulously re-imagined for contemporary living whilst preserving its historic integrity. The sympathetic conversion of an adjoining barn has significantly enhanced the ground floor accommodation, creating an enviable balance of charm and modern practicality. In addition, a carefully crafted detached outbuilding provides further versatile accommodation, seamlessly complementing the principal dwelling.

The main residence unfolds gracefully over three floors, having been thoughtfully restored to a high standard throughout. A wealth of original features are showcased at every turn, including exposed timbers, traditional masonry and other architectural elements synonymous with its era, offering an atmosphere of timeless sophistication.

Externally, the property benefits from a substantial outbuilding, presenting a remarkable range of flexible spaces. This includes a well-appointed bedroom, two studies/offices, workshop and extensive garaging, affording a multitude of uses, ideal for multi-generational living, guest accommodation, or those seeking dedicated space for creative or professional endeavours.

The property affords a variety of grounds, including beautifully landscaped formal gardens, a productive kitchen garden, an orchard and a generous sweep of pasture and acreage extending to 5.09 acres in total.





## ACCOMMODATION

The principal residence is approached via a generous entrance hall, distinguished by craftsmanship, from the beautifully fashioned bespoke staircase to the finely made coat cupboards, all framed by handsome flagstone flooring. From this reception space, access is afforded to both the utility room and cloakroom. Beyond, the drawing room forms part of the original cottage and showcases a wealth of period charm, including mullioned windows and an open fireplace anchors the room with timeless character. Adjoining the drawing room, the sitting room offers further warmth and authenticity, centred around an impressive stone hearth.

The dining room, reached from the drawing room, occupies part of the later barn conversion and is appointed to an exceptional standard. It boasts underfloor heating, rich hardwood flooring and French doors opening onto the rear gardens. The kitchen is a particularly striking space, flooded with natural light owing to its vaulted ceiling and triple aspect windows. Finished with flagstone flooring and underfloor heating, it is fitted with an extensive range of shaker-style cabinetry, a central island, integrated appliances and a dedicated larder cupboard. The kitchen/breakfast room offers generous space for informal dining and is served by two sets of doors opening directly to the outside, strengthening the natural connection between the house and its grounds. One of these doors leads to a delightful loggia, creating an elegant and sheltered outdoor area that is perfectly suited to alfresco dining and year-round enjoyment of the gardens.

The first floor has three of the four bedrooms within the main residence. Bedrooms two and three both enjoy attractive views over the grounds and feature built-in handmade wardrobes, with bedroom two further benefitting from a well-appointed ensuite bathroom. The fourth bedroom also situated on this level, includes two built-in wardrobes. A stylish shower room, fitted with a generous double walk-in shower, serves the remaining bedrooms on this floor.

The second floor is dedicated to the master bedroom, a wonderfully spacious and light-filled room enhanced by conservation skylights, handmade fitted wardrobes, and exposed beams that lend charm and character. Across the landing, the bathroom offers a complete suite, providing an elegant and private retreat for the principal bedroom.







## EXTERNAL ACCOMMODATION

The property offers an impressive array of external accommodation, characterised by attractive stone elevations and contemporary zinc roofing that harmonises beautifully with the surrounding architecture and natural setting. Positioned opposite the main residence, the reception hall provides access to a suite comprising a large study and a bedroom with its own ensuite bathroom.

An additional study/office, accessed externally, enjoys wonderful views across the grounds. Further external access leads to a versatile store, currently utilised as an additional utility area, which in turn connects to a well-proportioned workshop and a large open garage.

Beyond this, a set of external double doors opens into a further single garage, complete with a built-in store at the rear and access to an additional storeroom, offering a dry, extensive and highly flexible ancillary space.



## GARDEN AND GROUNDS

Set within approximately one and a half acres of beautifully manicured gardens and grounds, the main residence enjoys an exceptionally private and picturesque setting. In addition, an adjacent paddock of around three and a half acres sits just across the road, offering further space for grazing, recreation, or additional amenity land.

The principal gardens, positioned directly beside the house, have been thoughtfully designed to make the most of the surrounding landscape. A striking loggia adjoins the property, providing a wonderfully sheltered and atmospheric place in which to dine or relax outdoors. Charming planted beds frame the exterior, while a pond with an elegant water feature is perfectly placed to create a tranquil focal point within the garden.

Toward the rear, the productive kitchen garden includes a greenhouse and a characterful stone outbuilding, ideal for horticultural pursuits. A delightful summerhouse is set within the grounds, perfectly positioned to capture the evening sun. A level lawn overlooks an orchard planted with a variety of fruit trees, enhancing

both the beauty and the practicality of the grounds.

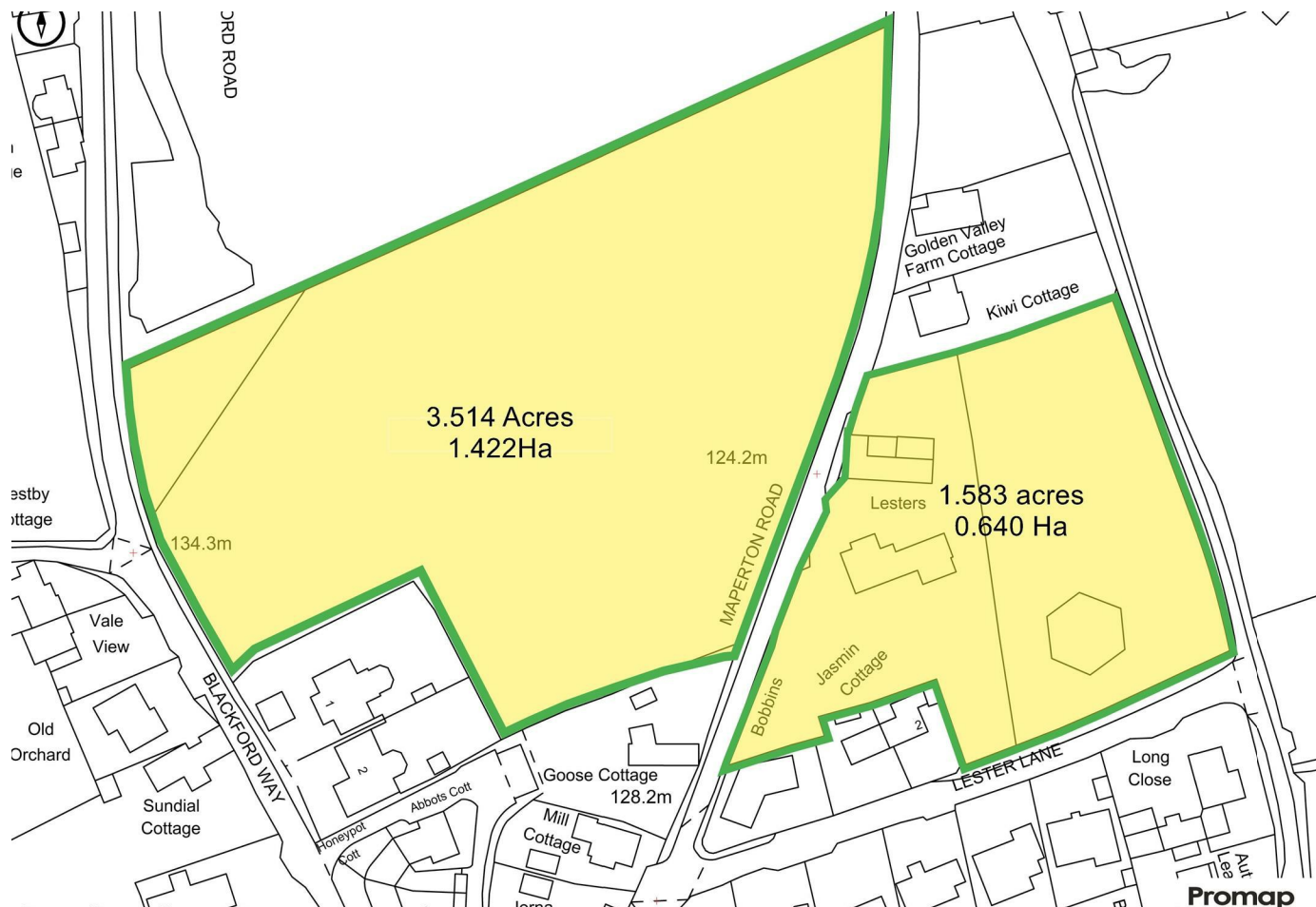
The property is approached via electric gates that open to a sweeping driveway with ample parking, providing access to both the outbuildings and the main residence.

The adjoining three and a half acre paddock, is accessed from either Maperton Road opposite the property or Blackford Road and offers excellent additional amenity as well as a plantation of mixed native trees.

## SITUATION

Charlton Horethorne is an exceptionally pretty and sought-after village, nestled within the gently undulating countryside along the Dorset-Somerset border. Surrounded by fields, woodland, and far-reaching rural views, the village enjoys a peaceful, traditional atmosphere while still offering an excellent range of day-to-day amenities. These include a well-stocked village shop, a respected primary school, the highly regarded Kings Arms pub and hotel, a parish church, and a welcoming village hall that hosts a variety of local events and community activities throughout the year.





The historic abbey town of Sherborne lies just 5 miles away and provides a vibrant mix of independent shops, boutiques, cafés, restaurants, and essential services, together with a Waitrose supermarket. The nearby market town of Castle Cary, approximately 9 miles away, is particularly popular and offers a charming high street with independent shops, cafés, and antiques dealers, as well as a well-regarded weekly market. Bruton is home to the acclaimed Hauser & Wirth gallery and is ideally placed for enjoying the surrounding Somerset countryside.

The Newt located just outside of Castle Cary is an internationally renowned country estate, offering exceptional gardens, woodland walks, historic architecture, a working farm, spa facilities and a choice of outstanding restaurants. The Newt has become a significant lifestyle destination in the region, further enhancing the area's appeal.

Additional nearby towns include Yeovil (10 miles) and Wincanton (5 miles), both of which provide further shopping, leisure, and business facilities, ensuring the area is exceptionally well catered for while retaining its strong rural character.

Charlton Horethorne is particularly well placed for education. Sherborne is renowned for its excellent schools, including two primary schools that feed into the Ofsted-rated Gryphon School for secondary education. The area also offers a superb choice of independent schools, such as Sherborne School, Sherborne Girls, Leweston, Hazlegrove, and the prestigious schools in Bruton.

Transport links are another key attraction of the area. Sherborne and Templecombe stations provide a mainline rail service to London Waterloo in approximately two and a half hours, making it an ideal location for commuters or those who require regular access to the capital. Castle Cary station, around 10 miles away, offers a faster direct service to London Paddington in approximately 90 minutes. For travel further afield, international flights are accessible via Bournemouth, Bristol, and Exeter airports, all within comfortable driving distance.

### MATERIAL INFORMATION

Mains electric, water and drainage connected to the property.  
Oil central heating



Broadband - Ultrafast broadband is available.  
Mobile phone network coverage is likely at the property, for further information please see, Ofcom <https://www.ofcom.org.uk>  
Somerset Council  
Council Tax Band: E

This property is Grade II Listed.

### DIRECTIONS

What3words - [///feelers.splint.videos](https://www.what3words.com/)



# Charlton Horethorne, Sherborne

Approximate Area = 2758 sq ft / 256.2 sq m

Limited Use Area(s) = 92 sq ft / 8.5 sq m

Garage = 286 sq ft / 26.6 sq m

Outbuilding = 1406 sq ft / 130.6 sq m

Total = 4542 sq ft / 421.9 sq m



For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1371356

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PROTECTED

www.  
the  
londonoffice.co.uk  
40 ST JAMES'S PLACE SW1

01935 814488

sherborne@symondsandsampson.co.uk  
Symonds & Sampson LLP  
4 Abbey Corner, Half Moon Street,  
Sherborne, Dorset DT9 3LN



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