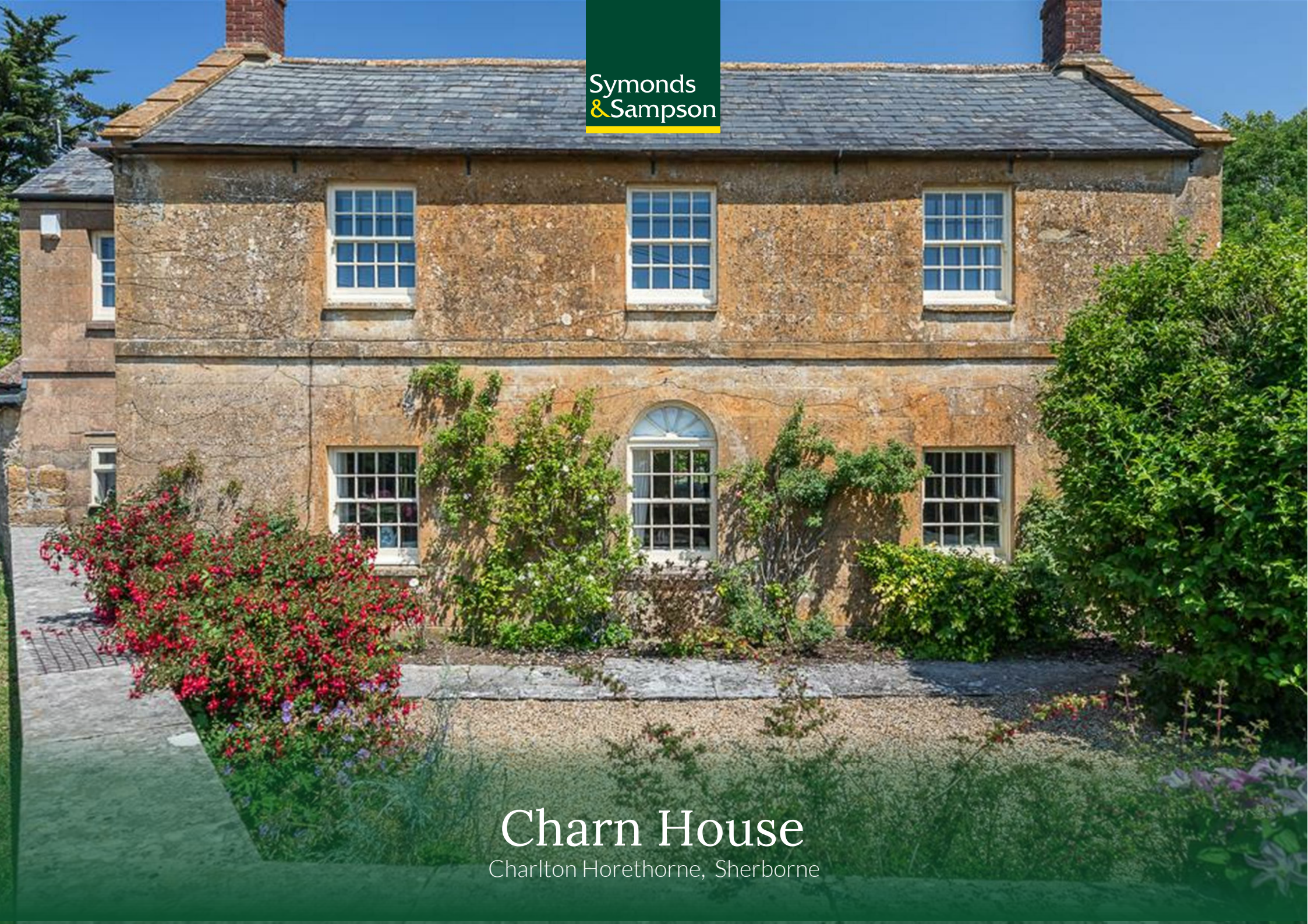




Symonds
& Sampson

Charn House

Charlton Horethorne, Sherborne

Charn House

Charlton Horethorne

Sherborne

DT9 4NZ

A distinguished country house offering five bedrooms and beautifully appointed accommodation arranged over two floors. Position on the edge of this sought-after village with far-reaching countryside views, the property combines elegant period features with modern family living. Set within approximately 4.2 acres, including landscaped gardens and superb equestrian facilities, this exceptional residence offers a rare blend of character, space and rural lifestyle appeal.



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- Elegant detached country house
- Beautifully proportioned period accommodation extending to five bedrooms
 - Exceptional blend of historic character and modern living
- Private, landscaped gardens with mature borders, expansive lawns and a productive enclosed kitchen garden
- Comprehensive equestrian facilities including four stables, tack room, feed store, three-bay barn and a 20m x 40m all-weather arena
- Well-fenced paddocks, additional outbuildings, double garage, tractor store and extensive parking
- Set within approximately 4.2 acres, enjoying far-reaching views across the surrounding Somerset and Dorset countryside
- Delightfully situated on the edge of the sought-after village of Charlton Horethorne

Guide Price **£1,200,000**

Freehold

Sherborne Sales

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THE DWELLING

Charn House is an elegant detached residence, distinguished by its handsome local stone elevations beneath a traditional slate roof. Rich in architectural character and historic significance, the property offers beautifully proportioned accommodation extending across two floors, perfectly suited to modern family life while also being exceptionally well equipped for those with equestrian interests.

Occupying an enviable position on the edge of this highly regarded village, the house enjoys the perfect balance of rural tranquillity and everyday convenience, with a range of local amenities and excellent transport connections within easy reach.

ACCOMMODATION

The principal reception rooms are positioned to the south, where impressive sash windows bathe the interiors in natural light throughout the day. Both rooms retain attractive fireplaces, creating elegant focal points and enhancing the home's timeless appeal. A welcoming reception hall lies at the heart of the original house, complemented by a well-proportioned study, providing flexible space for home working.

The kitchen, thoughtfully designed as a sympathetic later addition, features a striking vaulted ceiling and extensive glazing that frames delightful views across the rear garden while creating a wonderfully light and airy atmosphere. Beyond, the dining room provides an ideal setting for both formal entertaining and everyday family meals, enhanced by bespoke plantation shutters.

Completing the ground floor is a generous double bedroom overlooking the gardens, served by a stylish en suite shower room. This versatile suite is ideally suited for visiting guests, multi-generational living or independent accommodation.

The elegant central staircase rises to the first floor, where four further well-proportioned bedrooms enjoy excellent natural light. These are served by two well-appointed bathrooms, providing comfortable and practical accommodation for family and guests alike.





GARDEN

To the rear of the house, the beautifully enclosed gardens provide a private and peaceful setting, with expansive lawns bordered by mature, well-stocked flower beds and shrubs that deliver colour and interest throughout the seasons. A substantial enclosed kitchen garden, complete with raised vegetable beds, offers excellent space for those wishing to grow their own produce.

Beyond the formal gardens lies a comprehensively equipped equestrian yard, thoughtfully arranged to cater for both leisure and professional use. Facilities include a traditional stable block incorporating four loose boxes, a tack room and feed store, together with a three-bay open-fronted barn. A 20m x 40m



all-weather riding arena, complete with mains-fed water troughs, is complemented by a series of well-fenced paddocks enclosed by established hedgerows.

Further outbuildings include a double garage, tractor store and extensive hardstanding with ample parking, including a concrete apron ideally suited for a horsebox or other larger vehicles.

In all, the property extends to approximately 4.2 acres, offering an exceptional combination of beautifully landscaped gardens and well-appointed equestrian facilities.

SITUATION

Occupying a delightful position on the north-western edge of the highly regarded village of Charlton Horethorne, the property enjoys an exceptional setting within the rolling countryside that straddles the Somerset and Dorset border. Elevated views extend across the surrounding valley, while an abundance of scenic footpaths and outriding can be accessed directly from the doorstep, making this an ideal location for those who enjoy walking, riding and country pursuits.

Despite its peaceful rural setting, the heart of the village is just a short stroll away. Charlton Horethorne is a thriving and welcoming community, characterised by an attractive mix of period houses



and charming cottages. Village amenities include a well-stocked shop, primary school, parish church, village hall and the highly regarded Kings Arms, a popular country pub with an excellent reputation for food.

The nearby market towns of Sherborne, Wincanton and Yeovil provide an excellent range of everyday shopping, leisure and educational facilities, while the cathedral city of Bath and the regional centres of Bristol and Salisbury are all readily accessible, offering an extensive choice of cultural attractions, restaurants, shopping and independent schools.

The A303 lies approximately three miles away, providing swift

access to London via the M3, as well as the West Country. Mainline rail services are available from Templecombe (approximately 3.6 miles) and Castle Cary (approximately 9 miles), with regular direct services to London Waterloo and London Paddington respectively. Bristol Airport is also within comfortable driving distance, offering an excellent choice of domestic and international flights.

MATERIAL INFORMATION

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

Broadband - Ultrafast broadband is available.
Mobile coverage is available at the property, for further

information please refer to Ofcom www.ofcom.org.uk
Somerset Council
Council Tax Band - G

The property holds a Grade II Listed status.

DIRECTIONS

What3words - [///imperialtiesreceiving](https://www.what3words.com/#!/imperialtiesreceiving)



Charlton Horethorne, Sherborne

Approximate Area = 2679 sq ft / 248.8 sq m

Garages = 525 sq ft / 48.7 sq m

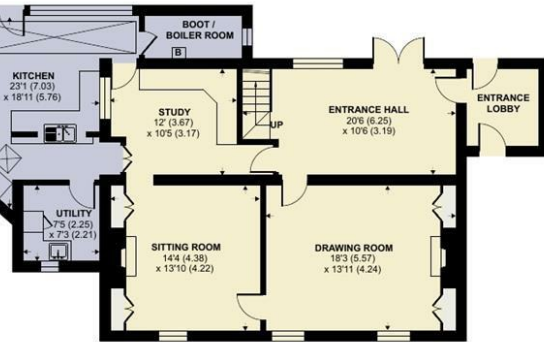
Outbuildings = 1139 sq ft / 105.8 sq m

Total = 4343 sq ft / 403.3 sq m

For identification only - Not to scale

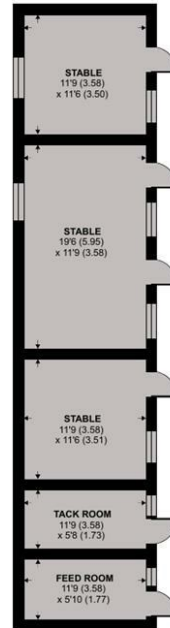


FIRST FLOOR

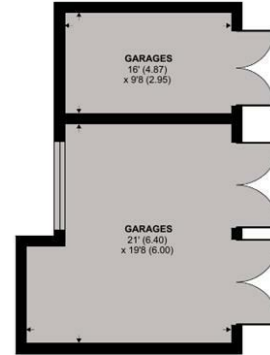


GROUND FLOOR

This floor plan was constructed using measurements provided to ©nichecom 2026 by a third party.
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OUTBUILDING 2



GARAGE



OUTBUILDING 1



Promc



Sherb/KS/0726



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All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

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