



27

Horsington, Templecombe, Somerset

# 27

Horsington  
Templecombe  
Somerset BA8 0EF

A charming and characterful three bedroom mid-terrace property with attractive stone elevations and modernised interiors. Offering spacious accommodation, a dual-aspect living room, and well-appointed kitchen. Benefiting from a generous garden, off-street parking, and a desirable village location.



- Characterful three bedroom dwelling
- Thoughtfully updated throughout
  - Characterful features
  - Front and rear garden
  - Off street parking
- Sought after village location

Guide Price **£325,000**

Freehold

Sherborne Sales  
01935 814488  
sherborne@symondsandsampson.co.uk



Promap



## THE DWELLING

Offering attractive stone elevations beneath a tiled roof, this charming three bedroom mid-terrace property offers characterful accommodation that has been thoughtfully updated to suit modern living. The property further benefits from off-street parking and a generously sized garden.

## ACCOMMODATION

Accessed via the entrance hall, the ground floor accommodation comprises a well-appointed kitchen and an inviting living room. The kitchen is thoughtfully designed to cater to modern living, featuring sleek contemporary cabinetry and ample space to accommodate dining furnishings. To the rear, a practical boot room incorporates a convenient cloakroom and provides access to the garden.

Positioned opposite the kitchen, the living room serves as a focal point of the home, centred around a charming multifuel burner. The room benefits from a dual-aspect orientation, allowing for an abundance of natural light, while the flagstone flooring adds character.

The first floor offers a generous landing enhanced by a skylight, creating a bright and airy atmosphere, along with an airing cupboard. There are three well-proportioned bedrooms, all thoughtfully arranged, in addition to a family bathroom that completes the accommodation.

## GARDEN

To the rear and adjoining the property lies a charming,

courtyard-style walled garden, featuring steps that rise to a lawned area. Fully enclosed, the garden offers a high degree of privacy, with the terraced section predominantly laid to lawn and complemented by a garden shed positioned along the boundary. A gate provides convenient access to the rear parking area, where off-road parking for one vehicle is available via Lower Road.

To the front, the property benefits from an enclosed garden bordered by a well-stocked flower bed. A gravelled area presents opportunity for outdoor seating, creating an additional space enjoy the southerly aspect.

## SITUATION

The property is situated within the sought-after village of Horsington, a charming rural community nestled in the picturesque Somerset countryside. The village offers a peaceful setting while retaining convenient access to a range of local amenities, including a village hall, parish church, and nearby public houses.

The surrounding area is renowned for its scenic countryside, with an abundance of walking and riding opportunities close at hand. More comprehensive facilities can be found in the nearby towns of Wincanton and Sherborne, both of which provide a variety of shops, supermarkets, schooling, and leisure amenities. Sherborne, in particular, is well regarded for its historic architecture and mainline railway station offering direct services to London Waterloo.

The property also benefits from good transport links, with the

A303 within easy reach, providing convenient road access to London and the South West.

## MATERIAL INFORMATION

Mains electric, water and drainage.  
Electric central heating.

Broadband - Ultrafast broadband is available.  
Mobile phone network coverage available at the property, for further information please see Ofcom.  
Somerset Council  
Council Tax Band: C

The property is situated within a conservation area.

The property has a flying freehold.

The property benefits from a right of way over Nos. 29 and 26, providing access to the rear parking area. The owners are responsible for contributing, on an as-needed basis, towards the maintenance of these shared access areas.

Planning permission has been granted for the property opposite for the conversion of an existing outbuilding into a residential annexe (part retrospective). For further details, please refer to application reference 25/00116/HOU.

## DIRECTIONS

What3words - [///entitles.trucks.debate](https://www.what3words.com/#!/en/entitles.trucks.debate)



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
102 plus) A	83
(81-101) B	
(62-80) C	
(43-61) D	
(28-42) E	
(13-27) F	
(1-12) G	
Not energy efficient - higher running costs	46

England & Wales EU Directive 2002/91/EC

# Horsington, Templecombe

Approximate Area = 796 sq ft / 73.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1440570



Sherb/KS/0426



01935 814488

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



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