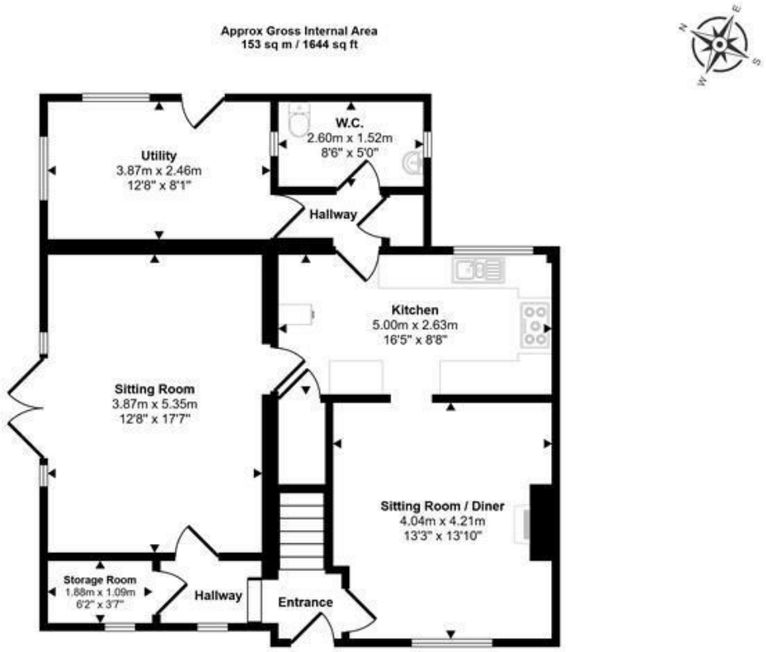
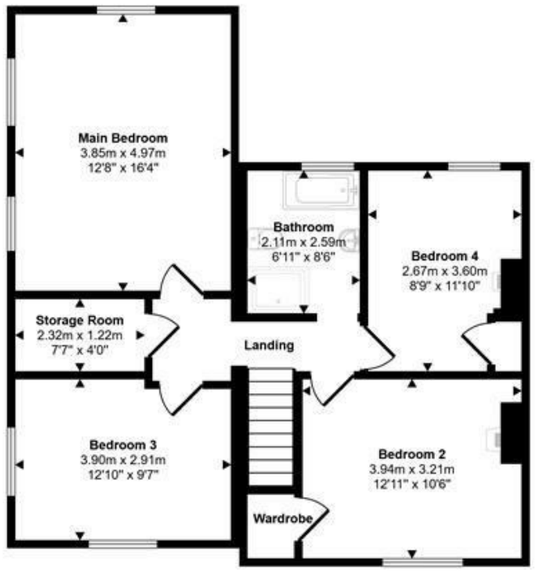
Approx Gross Internal Area
153 sq m / 1644 sq ft



Ground Floor
Approx 80 sq m / 857 sq ft

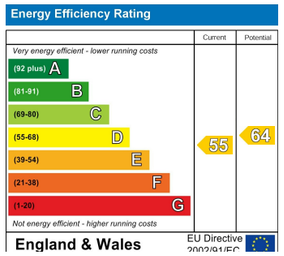


First Floor
Approx 73 sq m / 787 sq ft

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.

Restways
High Street
Gillingham
Dorset
SP8 4AA

t. 01747 824 547
gillingham@mortonnew.co.uk
www.mortonnew.co.uk



Morton • New

selling and letting properties

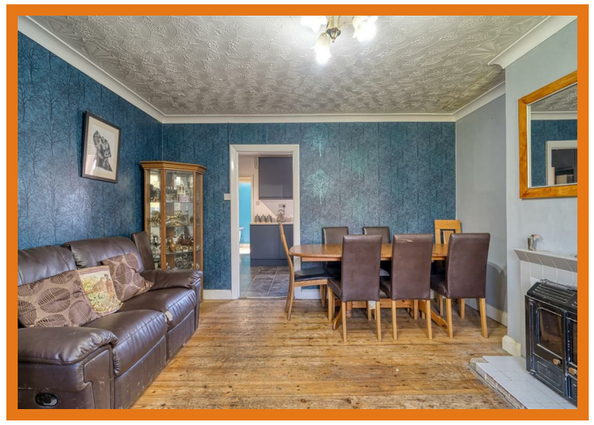
North Cheriton

Asking Price
£295,000

A four bedroom semi-detached home situated within the popular village of North Cheriton, set in beautiful countryside on the edge of the Blackmore Vale. Benefiting from a two storey side extension added by the current owners to create the four bedroom layout, the property offers genuine scope for further improvement and updating, and comes to the market with no onward chain.

The accommodation is arranged over two floors and includes two reception rooms, a modern kitchen with a separate utility room, useful storage and a ground floor WC. To the first floor, four good sized bedrooms are served by a family bathroom. A particular feature of the property is the stunning far reaching views over the neighbouring countryside, enjoyed from both the house and garden.

Outside, gardens are found to the front, side and rear, with the rear garden being fully enclosed. The property also benefits from off road parking.



The Property

Inside
Ground Floor
Entering through the front door, the hallway leads through to the principal ground floor rooms. The sitting room is a well proportioned reception space, with a good degree of natural light and a pleasant outlook over the front garden and neighbouring countryside beyond. A separate sitting room diner offers further and flexible living space, ideal for everyday family use and entertaining alike.
The kitchen is fitted with a range of gloss units offering good storage and preparation space, with a separate utility room leading off providing practical additional storage and access to the rear of the property. A useful storage room and ground floor WC complete the accommodation at this level.

First Floor
Stairs rise to the first floor landing where four good sized bedrooms are found along with a useful storage room. A family bathroom serves all four bedrooms.

Outside
Gardens
Gardens are found to the front, side and rear of the property, with a combination of lawn, patio and decking areas. The rear garden is fully enclosed, whilst the front and side enjoy open aspects and far reaching views over the surrounding countryside.

Parking
The property benefits from off road parking to the front and across the road. There is one allocated space.

Useful Information

Energy Efficiency Rating tbc
Council Tax Band B
Mains Drainage
Solid Fuel Heating
Upvc Double Glazing
Freehold
No Onward Chain

Location and Directions

North Cheriton is a popular and peaceful village set within beautiful countryside on the edge of the Blackmore Vale. The village is well positioned for access to the nearby town of Wincanton, which offers a good range of everyday amenities including shops, schooling and transport links. The larger centres of Sherborne and Gillingham are also within easy reach, both offering mainline railway connections and a wider range of facilities.

Postcode BA8 0AS

What3Words - ///following.bond.fruit

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.