

Ground Floor  
Approx 62 sq m / 664 sq ft



First Floor  
Approx 67 sq m / 720 sq ft



Garden Room  
Approx 17 sq m / 184 sq ft



Garage  
Approx 28 sq m / 303 sq ft

This Reception 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. Sizes of items such as bathroom suites are representative only and may not look like the real items. Made with Make Snappy 360.



## North Cheriton Templecombe

Guide Price  
£700,000

\*\*\*END OF CHAIN\*\*\*2.9 ACRES OF LAND\*\*\*A detached four bedroom village home with gardens, paddock and outbuildings extending to approximately 2.9 acres offered to the market with no onward chain.

Set within the peaceful Somerset village of North Cheriton and surrounded by countryside, the property enjoys a wonderfully private rural setting with far reaching views from every aspect. The Georgian town of Sherborne and the market town of Wincanton are both within easy reach, while Templecombe station, approximately two miles away, provides direct rail services to London Waterloo.

The outside space is a particular feature of the property, with beautifully established grounds extending to approximately 2.9 acres. A large enclosed east facing rear garden enjoys an excellent degree of privacy alongside far reaching countryside views and offers plenty of space for outdoor entertaining and family use. Thoughtfully planted throughout, the gardens include a vegetable patch, pond and a summerhouse with electric and toilet facilities, ideal for guests, hobbies or home working.

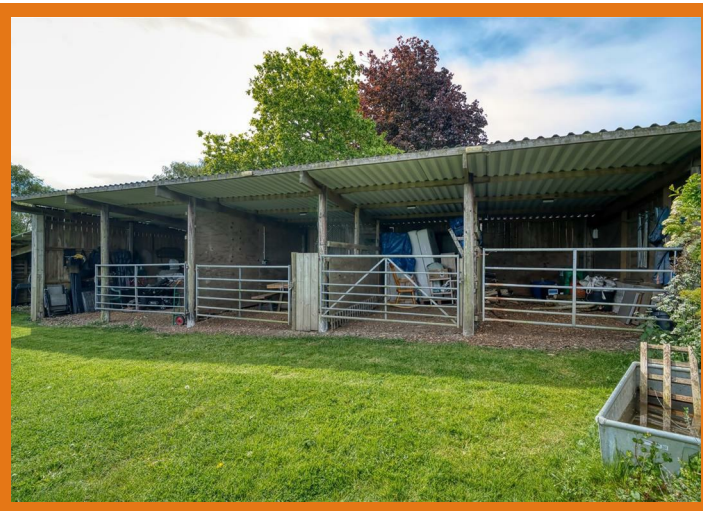
A stone track leads to a range of useful outbuildings with electric and water connected, offering excellent potential for those with smallholding or equestrian interests. The adjoining paddock extends to the rear of the property and is enclosed with stock fencing, with established fruit trees and approximately two acres of additional land suited to a variety of uses including keeping chickens, sheep or horses.

Inside, the accommodation is arranged across two floors and offers well balanced living space throughout. A sitting room with feature fireplace, separate dining room with doors opening directly onto the gardens and a kitchen are complemented by a useful office, utility room and ground floor WC. Upstairs are four bedrooms, including a principal bedroom with en suite, together with a family bathroom.

Restways  
High Street  
Gillingham  
Dorset  
SP8 4AA

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive		



**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 generous reception space featuring a large brick fireplace housing a woodburner, creating a wonderful focal point to the room with countryside views beyond. A separate dining room offers a dedicated space for entertaining, with double doors opening directly outside.

The kitchen is fitted with modern shaker style units and oak worktops, with a window overlooking the garden and an archway leading through to the garden room. Off the kitchen, a door leads to the utility room providing useful additional storage and laundry space. An office off the hallway is a versatile space, equally suited to working from home or as an additional reception room. A ground floor WC completes the accommodation at this level.

**First Floor**

Stairs rise to the first floor landing where four bedrooms are found, all benefiting from built in wardrobe space. The main bedroom is a well proportioned double

with an en suite shower room. Bedrooms two and three are both good sized doubles whilst bedroom four is a well proportioned single. A family bathroom serves the remaining bedrooms.

**Outside**

**Garden**

A large enclosed east facing rear garden enjoys a good level of privacy with far reaching countryside views. Well established throughout with a vegetable patch, a pond and a summerhouse with electric and toilet, great for guests. There is plenty to explore within the plot.

**Paddock and Outbuildings**

A stone track leads to outside barns with electric and water, offering excellent potential for those with smallholding or equestrian interests.

Accesses to the rear of the property, with fruit trees and stock fencing extends to approximately 2 acres in total. Perfect for chickens, sheep or horses. Can be used for a variety of uses.

**Parking**

A generous driveway to the front of the property offers off road parking for up to nine vehicles. A garage to the rear of the property is also included within the plot.

**Useful Information**

- Energy Efficiency Rating B
- Council Tax Band F
- Wholly Owned Solar Pannels
- Oil Fired Central Heating
- Mains Drainage
- Upvc Double Glazing
- Freehold
- No Forward Chain

**Location and Directions**

North Cheriton is a small and peaceful Somerset village offering a village hall, parish church, and access to a variety of scenic countryside walks within the surrounding Blackmore Vale. The village provides a tranquil rural setting with a close-knit community, with everyday amenities available in nearby villages. A wider range of facilities can be found in the nearby towns of Wincanton, Bruton, and Gillingham. The village of Templecombe is two miles away with a station providing direct services to London Waterloo.

Postcode BA8 0AQ

What3words checked.regularly.marginal

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.