



# KNAPP COTTAGE

Charlton Horethorne, Dorset



# A CHARMING GRADE II LISTED PERIOD VILLAGE HOUSE

standing in a large, tiered garden and situated in a highly sought after village with easy access to Sherborne and the A303.



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EPC

TBC

Local Authority: Somerset Council

Council Tax band: G

Tenure: Freehold

Postcode: DT9 4PQ What3words:/// stump.eustodian.knots

Services: Mains electricity, water and drainage. Oil central heating.

Viewings strictly by appointment only through Knight Frank LLP



## LOCATION

Knapp Cottage is situated on a peaceful lane on the edge of the small, highly sought-after village of Charlton Horethorne. The village has a thriving community, church, bistro pub (The Kings Arms), small shop, mobile post office, primary school and village hall. For wider needs the Abbey town of Sherborne (4.7 miles) has an excellent range of shops, including a Waitrose and Sainsburys and Yeovil is only 10 miles away.

The local area offers a wide range of schools from both the state and independent sectors including the village primary which feeds to The Gryphon School in Sherborne (State secondary), Sherborne Prep School and Sherborne Boys and Girls, Leweston and the Bruton Schools. Mainline rail service from Sherborne to Waterloo (2.25 hours) and from Castle Cary (9.8 miles) to Paddington (90 minutes). Bristol, Bournemouth and Exeter Airports are all within easy driving distance offering national and international connections.







## THE PROPERTY

Knapp Cottage is a Grade II listed detached village house constructed of stone, rendered and colour washed elevations under a slate roof with part brick chimneys. There is a timber and stone based garden room with a slate room lying on the South West end which has been added on by the current owner. The property is a spacious village home with accommodation over two floors and an additional large cellar (with internal and external access). The main entrance leads into a hallway with the two main reception rooms flanking each side, the dining room, which sits to the front of the property has a large Georgian style window overlooking fabulous countryside views. The sitting room leads into the garden room, both of which have French doors onto the terrace. There is small steps from the hall leading down to the kitchen/breakfast room with a small utility area and WC. The first floor comprises of three double bedrooms, one with ensuite bathroom, a family bathroom and a small study/dressing room/nursery bedroom.

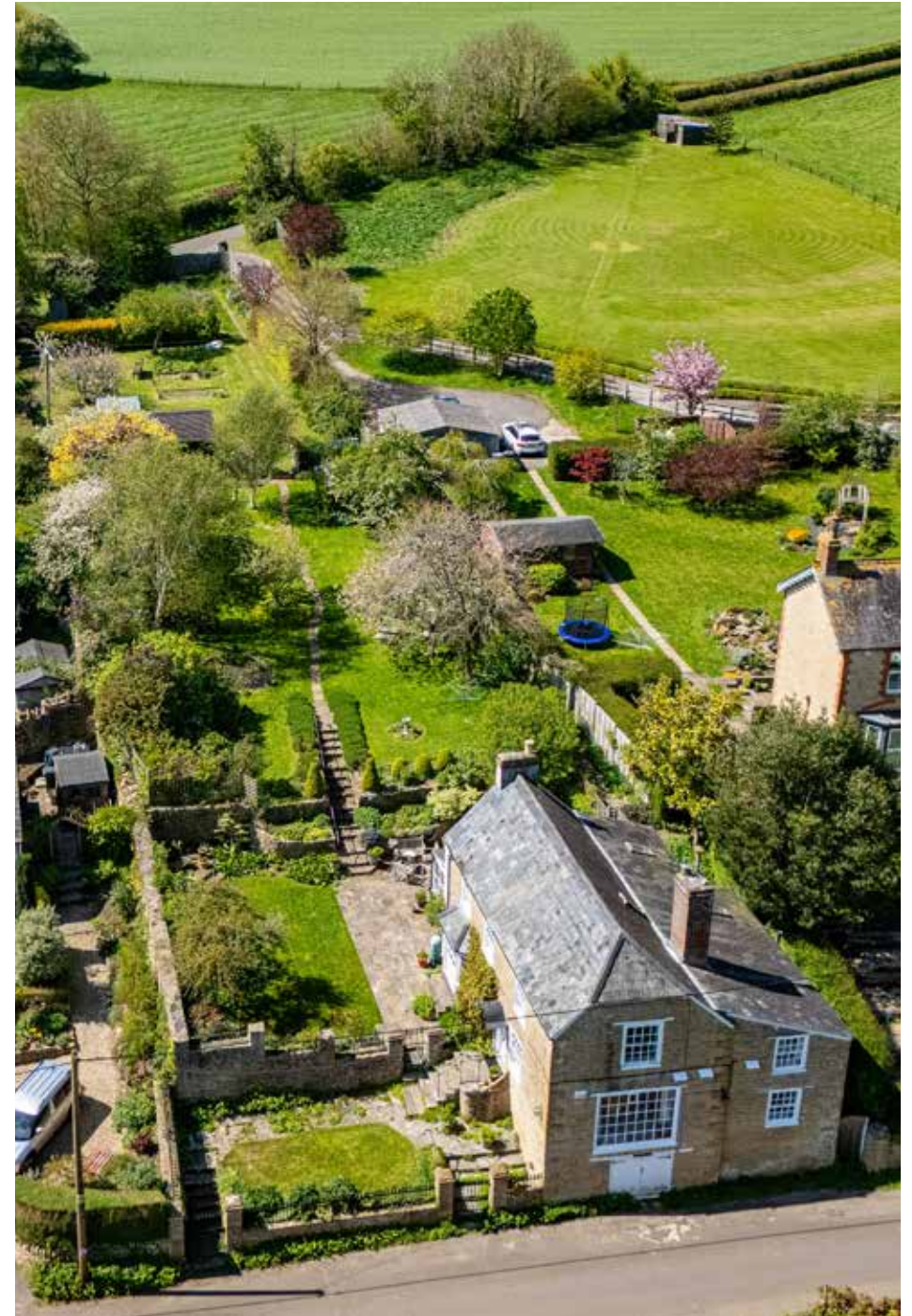






## GARDEN AND GROUNDS

Knapp Cottage is accessed by foot from the village lane (North Road) with on street parking to the front or alternatively via Harvest Lane which leads to the gated grass driveway at the rear of the garden. At the far end of the garden is a double garage and workshop/store. The garden is separated into tiered levels with four separate sections. The front section is a walled lower lawn surrounded by wrought iron fencing and stone walling with stone steps leading up to the front door. The next level of garden wraps around the rest of the property and garden room with a beautiful paved and private terrace leading from the garden room double doors. There is a further level lawn on this tier with mature shrubs and steps leading up to the higher two levels. The top level is split into two with the first section a garden shed, mature trees and small garden pond. There is a paved path leading all the way up the furthest section which is securely fenced and houses the workshop, garage, rear driveway/parking area and a small wild flower meadow to the side.





# Charlton Horethorne

## Sherborne, Dorset

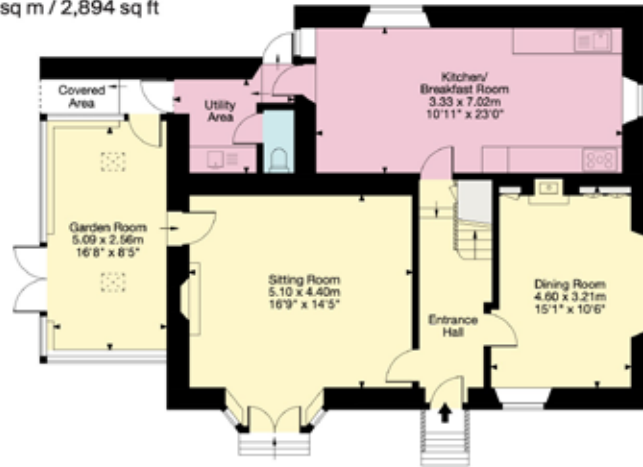
Gross Internal Area (Approx.)

Main House (incl. Basement) = 224 sq m / 2,411 sq ft

Garage = 36 sq m / 387 sq ft

Outbuildings = 9 sq m / 96 sq ft

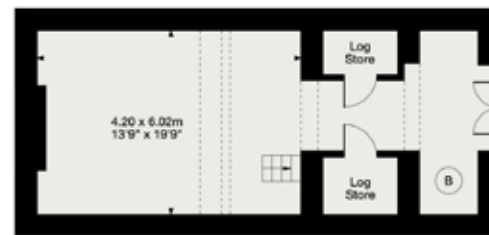
Total Area = 269 sq m / 2,894 sq ft



Ground Floor



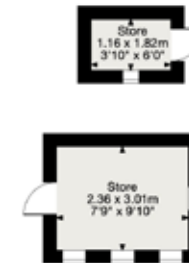
First Floor



Basement



Garage



Outbuildings

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.

(Including Basement / Loft Room)  
Approximate Gross Internal Area = 686.3 sq m / 7387 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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