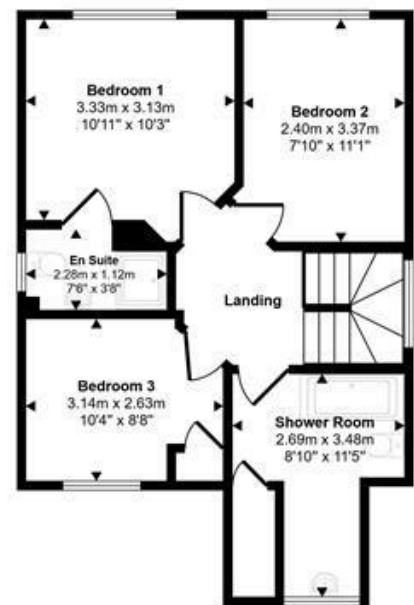


Ground Floor  
Approx 60 sq m / 651 sq ft

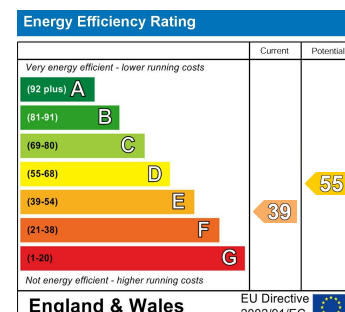


First Floor  
Approx 46 sq m / 490 sq ft

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.

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## Old Station Gardens Henstridge

Asking Price  
£275,000

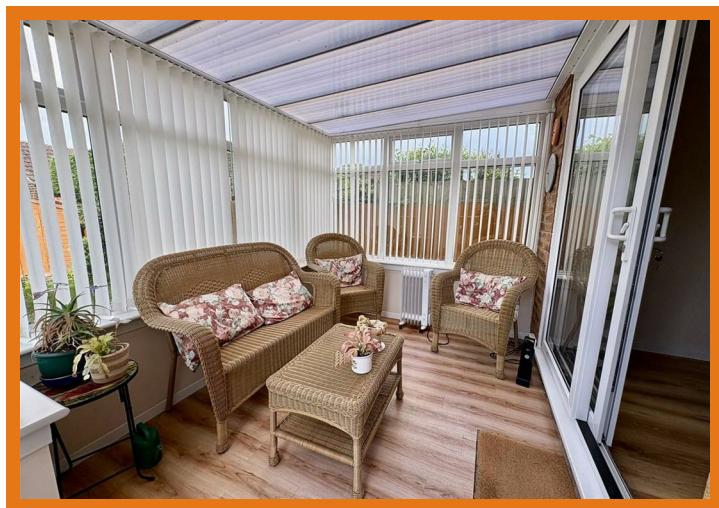
Attractive Detached Home in a Sought-After Village Setting

Beautifully maintained and well presented throughout, this detached home offers a perfect balance of space, comfort, and convenience - ideal for families or those looking to downsize without compromise.

Step inside to discover light, well-proportioned rooms with a welcoming and easy to use layout. The good sized sitting room features a fireplace, which adds character to the room, and double doors lead out to the hallway, from where there is an opening to a good-sized dining area with ample room for meals with friends and family. The dining area benefits from a sliding door to the conservatory, which enjoys lovely views over the rear garden - creating a bright, flowing space ideal for everyday living and entertaining. The kitchen is well-equipped with ample cupboard space, and there's a cloakroom and direct access to the garage for added practicality and is ideal for extra kitchen appliances. Upstairs, there are three generous bedrooms, including a main bedroom with en-suite shower room. The family shower room is fitted with a contemporary suite, a sleek cubicle with easy-clean laminate panelled walls, and a large walk-in airing cupboard offering excellent storage.

Outside, the property continues to impress with off-road parking and an enclosed, good-sized garden featuring mature shrubs, plenty of greenery, and a large shed - ideal for hobbies or garden storage. Perfectly positioned within walking distance of the village's amenities, and with excellent transport links nearby, including the mainline train station at Templecombe, this is a home that combines peaceful village living with outstanding convenience.

A bright, welcoming home that's ready to move into - and easy to make your own.



**The Property  
Accommodation**

**Inside**

**Ground Floor**

The front door opens into a bright and inviting entrance hall with stairs rising to the first floor, opening to the dining room, double doors to the sitting room and doors leading off to the garage, kitchen and WC, which is fitted with a WC and wash hand basin and wood style flooring. The hall has wood effect laminate flooring, which continues into the dining area and conservatory. The sitting room is well proportioned and enjoys an outlook over the rear garden. There is ample room for a settee and armchairs and the fireplace adds a focal point and warmth on a chilly evening.

The dining room has enough room for a good sized family dining table and chairs as well as cabinets and a sideboard. A sliding door opens into the conservatory, which is uPVC construction with a low wall, windows overlooking the rear garden and double doors to the side open to a paved seating area. The kitchen overlooks the front garden and is fitted with a range of wood effect units consisting of floor cupboards, separate drawer unit and eye level cupboards. You will find a good amount of work surfaces with a tiled splash back and a one and a half bowl stainless steel sink and drainer with a swan neck mixer tap. There is a built in double electric oven and a gas hob with

an extractor hood above, plus space and plumbing for a washing machine and space for an under counter fridge. For practicality, the floor is tiled.

**First Floor**

Stairs rise and curve up to a galleried landing with a window to the side, access to the loft space and doors leading off to the bedrooms and shower room. The shower room is fitted with a modern and stylish suite consisting of large walk in shower cubicle with an electric shower and laminate panelled walls, WC and a vanity wash hand basin with a mixer tap. There is a large walk in airing cupboard housing the hot water cylinder. For appearance and practicality, the floor is tiled.

The three bedrooms are double sized, bedroom three has a built in wardrobe, whilst the main bedroom benefits from an en-suite shower room. Both bedrooms one and two overlook the rear garden with partial countryside views in the distance towards Duncliffe Wood.

**Outside**

**Garage and Drive**

The property is set off the main area in a small cul de sac where a tarmac drive leads up to the garage and provides parking for one car. The single garage has an up and over door, fitted with light and power plus a door into the property's entrance hall. It is fitted with a floor cupboard and drawer unit with work surface above and wall shelves.

**Garden**

The front garden is mostly laid to lawn and planted with trees and shrubs. A paved path from the pavement leads to the front door. The rear garden is a good size, enclosed in part by brick and timber fencing and laid to lawn with a paved seating area to the back of the house. A stepping stone path leads down the garden to a good sized timber garden shed. There are borders planted with trees, shrubs and flowers.

**Useful Information**

- Energy Efficiency Rating E
- Council Tax Band D
- uPVC Double Glazing
- LPG Central Heating
- Mains Drainage
- Freehold
- No Onward Chain

**Location and Directions**

From the property it is a short walk to a Good Ofsted rated Primary School, two pubs, Village Hall and local shop with Post Office. Stalbridge is the next village a short drive away where there is a very well stocked family run supermarket. This also has a lovely café, you can shop online and it will deliver. The property benefits from excellent communication links. There is easy access to the A30 and A303. The mainline railway station at Templecombe, with direct trains to London, is less than 2 miles from the property.  
Postcode - BA8 0PU  
What3words - ///mavericks.initial.necklaces

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.