



CHERRINGTON FARM COTTAGE, NORTH CHERITON, SOMERSET

Secluded Period Country House benefiting from 4 acres of pasture, ideal for Equestrian or Smallholding use.
Close to excellent communication links.

SITUATION

A303 2 miles, Wincanton 3 miles, Sherborne 8 miles,
Shaftesbury 29 miles

International Airports: Bournemouth Airport 38 miles

Southampton Airport 59 miles

Mainline Trains: Templecombe to London Waterloo (2hr 5m)

North Cheriton is conveniently positioned amidst attractive countryside between Wincanton and the Abbey town of Sherborne. Wincanton, Sherborne and the regional centre of Yeovil all lie within motoring distance, providing between them an excellent range of cultural, recreational and shopping facilities. Sporting, walking and riding opportunities abound the area, with golf clubs at both Sherborne and Yeovil. Communication links are very good with main line stations at Templecombe and Castle Cary linking directly with London Waterloo and Paddington respectively. Whilst road links are along the A303, joined at Wincanton, giving swift access to London and the Home Counties along the M3 and M25 routes.

Education The region is extremely well known for both its private and state schooling, which include, the Sherborne Schools, Leweston, Bruton, Millfield, Port Regius, Bryanston and Hazelgrove. Also include For further details see www.isc.co.uk for independent schools and www.wiltshire.gov.uk for state schools information.

Local Sporting & Recreational Easy access to cycling, country walking paths, and the Higher Farm Fishery. Local pubs include The Stapleton Arms, with additional accommodation at Old Inn Pods. Within driving distance of Wincanton Racecourse, The Newt in Somerset, and Stourhead.

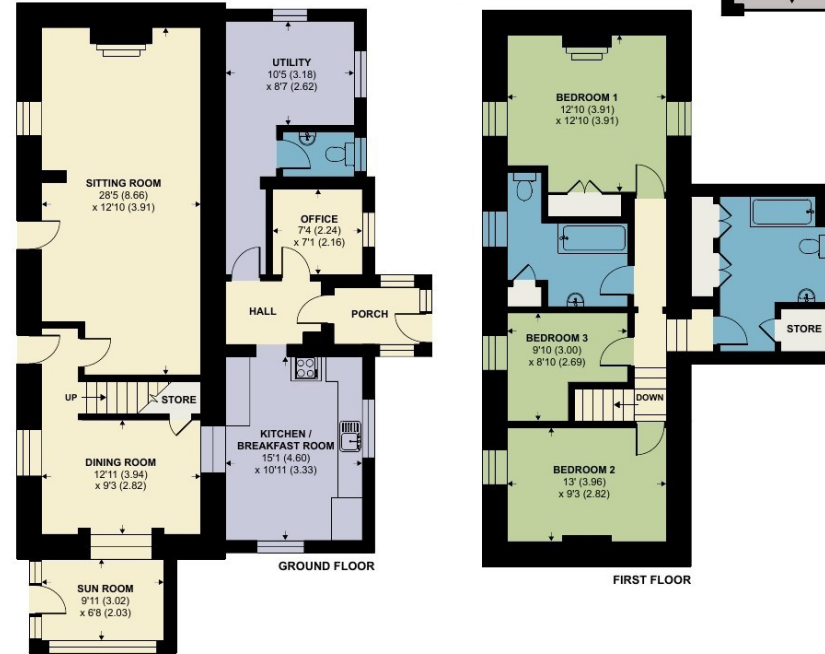
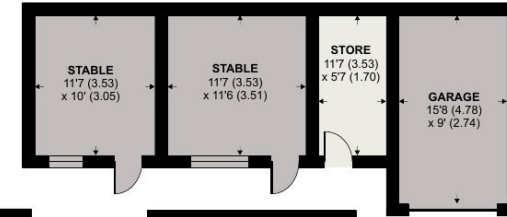
North Cheriton, Templecombe

Approximate Area = 2035 sq ft / 189 sq m (includes garage)

Outbuildings = 2497 sq ft / 232 sq m

Total = 4532 sq ft / 421 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.



CHERRINGTON FARM COTTAGE

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Main House

- Entrance hall
- Sitting room with wood burner
- Dining room
- Sun Room
- Aga kitchen/breakfast room
- Rear hall
- Study
- Utility room
- Cloakroom
- 3 Bedrooms
- 2 Bathrooms

Outbuildings:

- 2 Stables
- Tack room/store room
- Single garage

Land:

- Gardens predominantly to the south and western side.
- Lots of parking
- 4 Acre level paddock to eastern side

AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

LOCAL AUTHORITY: South Somerset Council Tel: 0300 123 2224

COUNCIL TAX: Band G

TENURE : The property is sold as Freehold and will be sold with vacant possession on completion.

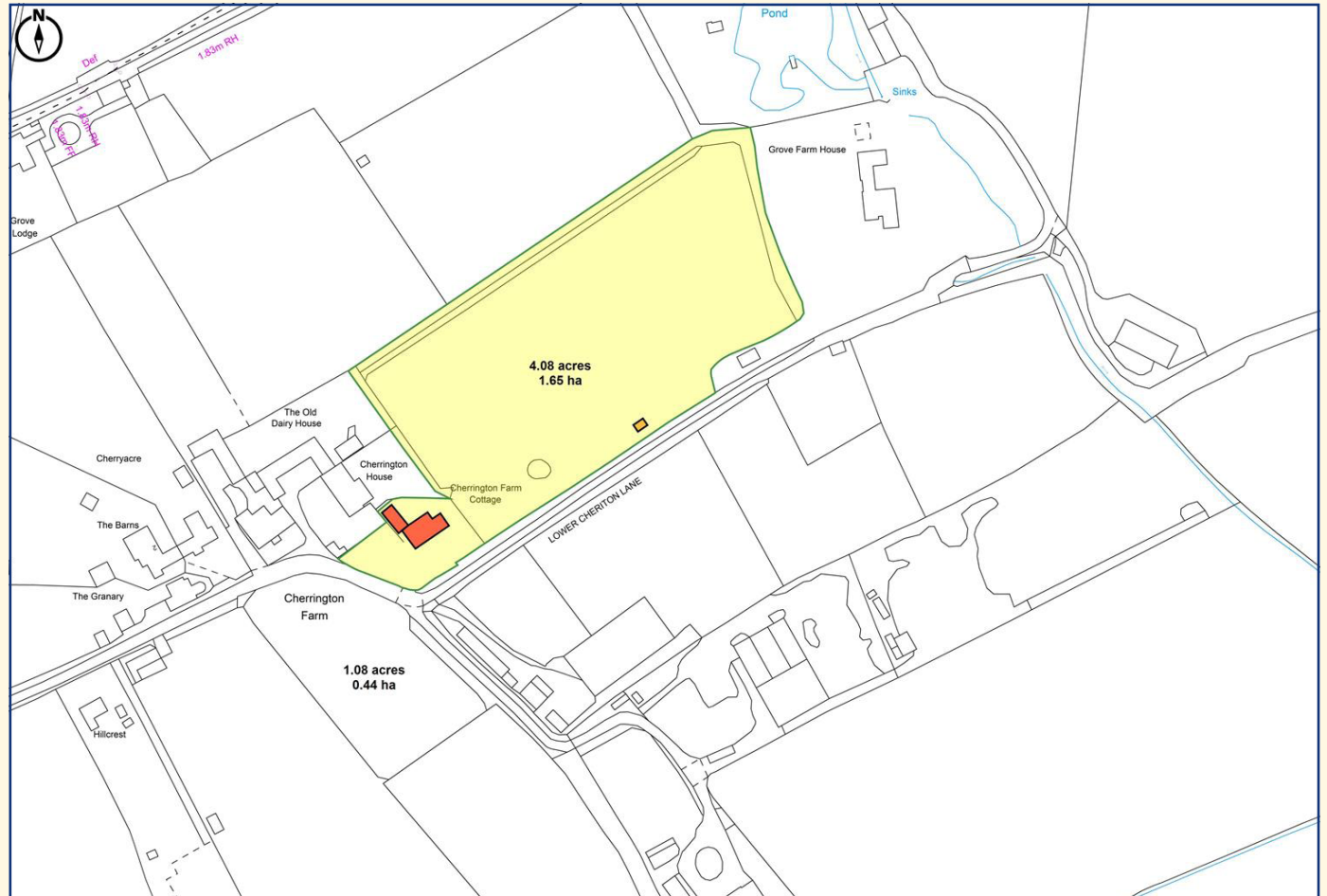
EPC: Band F

SERVICES: Mains water, electricity and drainage are connected to the property

FIXTURES & FITTINGS: Unless mentioned specifically by separate negotiation.

PARTICULARS: Prepared by Rupert Langstaff in March 2026

NOTICE: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



VIEWINGS

All viewings strictly by appointment through the agents on 01722 782727. Please contact Rupert Langstaff or William Fox Grant for further details rupert@foxgrant.com



Rupert Langstaff



William Fox Grant

Fox Grant

**CHERRINGTON FARM COTTAGE
BA8 0AP**

DIRECTIONS

Postcode: **BA8 0AP**

What3Words:///issuer.extremely.yacht

From A303 Proceed in a southerly direction along A357 after approximately 2 miles turn left into Cherrington Lane, as Cherrington Lane bears round to the right, turn left where Cherrington Farm Cottage will be located on the left hand side

foxgrant.com

**COUNTRY
& VILLAGE**

**FARMS, LAND &
SMALLHOLDINGS**

TRUSTPILOT
★★★★★

**EQUESTRIAN
SPECIALISTS**

**TOURISM
& LEISURE**