

# Rolfe East



## Blackford Way, Charlton Horethorne, DT9 4ND

Guide Price £699,950

- SIMPLY STUNNING, SPACIOUS HOME (2952 SQUARE FEET) WITH 4 DOUBLE BEDROOMS.
- OIL-FIRED RADIATOR CENTRAL HEATING AND PERIOD-STYLE uPVC DOUBLE GLAZING.
- LOWER GROUND FLOOR OFFERS SCOPE TO CONVERT TO GRANNY FLAT OR ANNEX.
- MUST BE VIEWED INTERNALLY TO BE FULLY APPRECIATED!
- DOUBLE GARAGE, WORKSHOP AND PARKING FOR THREE CARS.
- LOVELY MANAGEABLE GARDENS AT THE SIDE AND REAR WITH SOUTHERLY ASPECT.
- SHORT WALK TO TOP VILLAGE PUB, VILLAGE SHOP, SCHOOL AND VILLAGE HALL.
- WITH EXPOSED BEAMS, VAULTED CEILING, OAK FLOORS AND NATURAL STONE FIREPLACE.
- HUGE OPEN-PLAN FARMHOUSE KITCHEN / DINING ROOM AND UTILITY ROOM.
- SHORT DRIVE TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.

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# Abbots Cottage Blackford Way, Charlton Horethorne DT9 4ND

'Abbots Cottage' is a substantial (2952 square feet), modern, natural stone, period-style house offering deceptively spacious four double bedroom accommodation over four floors. This rare and unique property is located in one of the best villages in this area, on the borders of Somerset and Dorset and a short drive to nearby Sherborne and Wincanton. The house is in impeccable order throughout with many character features including exposed heavy oak beams, oak latch doors, oak floors and a large feature fireplace. The house is heated by an oil-fired radiator central heating system and benefits from period-style uPVC double glazing. There is a large double garage with attached workshop plus further parking for two to three cars. The gardens are situated at the rear and side of the property and are beautifully landscaped and designed. The rear terrace boasts a sunny south-facing aspect. The surprisingly spacious accommodation is well-arranged and enjoys excellent levels of natural light from dual and triple aspects. It comprises large entrance porch / boot room, large reception hall, huge open-plan farmhouse kitchen dining room, utility room and ground floor WC / cloakroom. On the first floor there is a landing area, stunning sitting room with vaulted ceiling and exposed oak rafters, master double bedroom with en-suite shower room. On the second floor, there is a landing area, fourth double bedroom / office with en-suite bathroom. On the lower ground floor there is another hallway, two further double bedrooms both serviced by a Jack-and-Jill bathroom. There is also a large store room on the lower ground floor that could easily be converted to a kitchenette, allowing the whole lower ground floor to be converted to a granny flat or annex, subject to the necessary planning permission. The property is located in a fantastic residential address, a short walk to the pretty village centre, village pub and shop.



Council Tax Band: E



There are country lane and countryside walks from the front door - ideal as you do not need to put the dogs or the children in the car! The village offers The Kings Arms, an award winning superb public house hotel offering great food and ambience. There is also The Village Store awarded a National Treasures Award by Good Housekeeping 2020, active village hall and community, attractive central village green, primary school and church. Horse riding, walking and sporting opportunities are plentiful. Access to the A303 trunk road to London and the south west is good. It is only a short drive to the centres of Sherborne, Bruton and Wincanton towns.

Bruton is particularly popular with ex-London buyers and offers Hauser & Wirth Somerset - a pioneering world-class gallery and multi-purpose arts centre. It also boasts The Newt - a country estate with splendid gardens, woodland, hotel, restaurants and farmland. This cottage is a short drive to the stunning, historic town of Sherborne with its superb boutique high street boasting cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous schools. Sherborne town centre also has the mainline railway station to London Waterloo. Sherborne has also recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' - a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House.

Double glazed oak front doors with outside light leads to

**ENTRANCE PORCH / BOOT ROOM:** 10'3 maximum x 3'6 maximum. A useful boot room area, tiled floor, oak skirting boards, uPVC double glazed window to the side, exposed beams and natural stone elevations. Solid oak front door leads from the entrance porch to the

**ENTRANCE RECEPTION HALL:** 18'2 maximum x 12'5 maximum. A generous entrance greeting hall enjoying a light dual aspect with uPVC double glazed window to the front, uPVC double glazed period style window to the rear, solid oak floors and skirting boards and architraves, radiator. Solid oak doors lead off the entrance reception hall to the ground floor rooms.

**FARMHOUSE STYLE KITCHEN BREAKFAST ROOM:** 30'7 maximum x 16'3 maximum. A simply superb open plan living space enjoying a light triple aspect with uPVC double glazed period style windows to the front, side and rear, uPVC double glazed double French doors open onto the rear garden boasting a sunny southerly aspect. Character features include heavy exposed oak beams, natural stone windowsills, solid oak floors, fireplace recess with antique elm surrounds, fitted stainless steel Britannia range style electric oven with five burner electric hob, tiled splashback, solid hardwood worksurfaces and surrounds, Zimbabwean granite work surfaces, double ceramic Belfast sink with mixer tap over, an extensive range of drawers and cupboards under, integrated Neff dishwasher, integrated recycling bins, pan drawers, a range of matching wall mounted cupboards with under unit lighting, inset feature ceiling lighting, integrated eye level refrigerator, fitted bookshelves, radiator, large island unit with slate worktop, hardwood panelled cupboards under. Dining area - with solid oak floors, radiator, TV point. Oak door leads to fitted cupboard housing pressurised sealed hot water cylinder with slated shelving.

Oak doors lead from the entrance reception hall to the

**UTILITY ROOM:** 18'4 maximum x 6'10 maximum. Solid stone worksurface, ceramic sink with

drainer unit, mixer tap over, fitted cupboards under, space and plumbing for washing machine and tumble dryer, floor standing oil fired Grant central heating boiler, a range of matching wall mounted cupboards, space for upright fridge freezer, stone tiled floor, double glazed oak door to the front, radiator, uPVC double glazed door to the rear garden.

Solid oak door from the entrance hall leads to

**CLOAKROOM / WC:** 5'1 maximum x 3' maximum. Fitted low level WC, pedestal wash basin, tiled splash back, radiator, oak flooring, extractor fan.

Staircase with oak balustrades rises from entrance reception hall to the

**FIRST FLOOR LANDING:** 5'11 maximum x 8'10 maximum. Solid oak floors, period style uPVC double glazed window to the front, radiator, oak moulded skirting boards and architraves. Oak doors lead off the first floor landing to the first floor rooms.

**SITTING ROOM:** 29'6 maximum x 16'2 maximum. A simply magnificent main reception room enjoying a light quadruple aspect with period style uPVC double glazed windows to the front, side, rear and ceiling. Impressive, vaulted ceiling with exposed oak beams and rafters, solid oak floor, solid oak moulded skirting boards and architraves, natural stone window sills, impressive fireplace recess with flagstone hearth, electric stove style heater, fitted oak cabinets, two radiators. Staircase rises from the sitting room to the second floor landing, feature internal windows. Oak door leads to

**SECOND FLOOR OFFICE / BEDROOM:** 14'3 maximum x 12'11 maximum. A fantastic office space or double bedroom, double glazed Velux ceiling window to the rear enjoys countryside views, radiator, telephone point, TV point, fitted cabinets and bookshelves, extractor fan, ceiling hatch to roof space. Oak door leads to

**EN-SUITE BATHROOM:** 6'3 maximum x 5'1 maximum. A modern white suite comprising low level WC, pedestal wash basin, tiled splashback, panel bath with mains shower tap arrangement over, tiled surrounds and floor, radiator, extractor fan.

Oak door leads from the first floor landing to

**MASTER BEDROOM:** 18'8 maximum x 12'8 maximum. A generous double bedroom enjoying a light dual aspect with period uPVC double glazed windows to the front and rear, rear enjoying a sunny southerly aspect and countryside views, oak skirting boards and architraves, radiator, mirrored sliding doors lead to two double wardrobes and dressing table, shelved alcove. Oak door leads to

**EN-SUITE SHOWER ROOM:** 6'4 maximum x 8'4 maximum. A white suite comprising low level WC, wash basin in tiled worksurface, mixer tap over, cupboard under, glazed shower cubicle with wall mounted mains shower over, extractor fan, radiator, uPVC double glazed window to the rear .

Staircase descends from the first ground floor entrance reception hall to the lower ground floor.

**LOWER GROUND FLOOR HALL:** 17'4 maximum x 5'5 maximum. Doors lead to under stairs

cupboard space, radiator. Oak doors lead off the further lower ground floor rooms.

**BEDROOM TWO:** 16'2 maximum x 11'6 maximum. uPVC double glazed window to the side, radiator, oak skirting boards and architraves. Oak door leads to walk in wardrobe. Further oak door leads to

**JACK AND JILL EN-SUITE BATHROOM:** 7'6 maximum x 5'9 maximum. A modern white suite comprising fitted low level WC, pedestal wash basin, tiled splash back, panel jacuzzi bath with glazed shower screen over, wall mounted mains shower over, tiling to splash prone areas and tiled floor, radiator, uPVC double glazed window to the side, shaver light and point, extractor fan. This ensuite bathroom is Jack and Jill to Bedroom three as well as bedroom two.

**BEDROOM THREE:** 15'11 maximum x 10'11 maximum. A third double bedroom enjoying a light dual aspect with double glazed windows to the side and rear, radiator, TV point. Oak door leads to large walk in wardrobe.

Oak door from the lower ground floor hall leads to

**WALK IN STORE CUPBOARD:** 17'7 maximum x 5'9 maximum. Stone tiled floor, light and power connected, radiator, fitted wall mounted cupboards, fitted wardrobe cupboard space. PLEASE NOTE: This room would be an ideal kitchenette if you wanted to convert the lower ground floor to a granny flat or annexe.

#### OUTSIDE:

At the front of the property a shared driveway leads to a

**DOUBLE GARAGE:** 17'7 in depth x 16'10 in width. Two automatic up and over garage doors, light and power connected, rafter storage above, door leads to mezzanine loft storage area above. At the side of the garage there is an

**ATTACHED WORKSHOP:** 14'11 in depth x 4'10 in width. Light and power connected, door at the rear gives access to pathway at the rear of the garage.

The **MAIN GARDENS** are situated at the side and rear of the property. The rear boasts a sunny south facing aspect. The rear garden measures 61' in width maximum x 10'10 maximum. It is laid to non-slip timber decking, paved patio seating area, outside lighting, a variety of well stocked flowerbeds and borders. The rear garden is enclosed by timber panel fencing. Steps lead from the rear garden to the

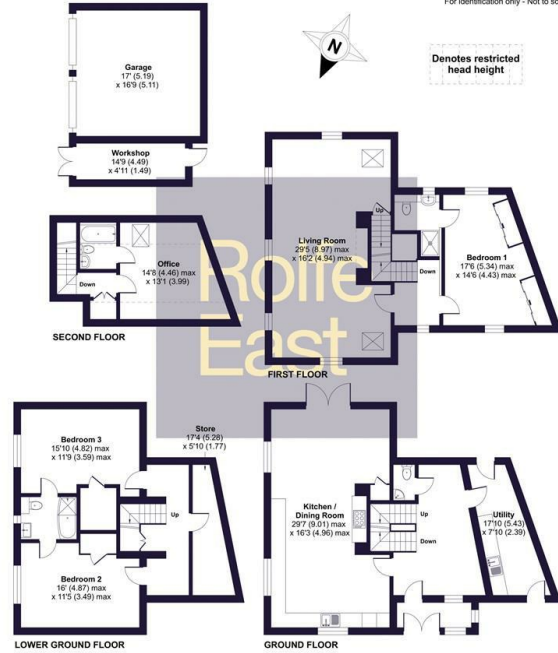
**MAIN SIDE GARDEN:** 44' in depth x 21' in width. The main garden boasts a sunny south facing and east facing aspect. It is enclosed by pretty natural stone walls and arranged for low maintenance purposes, laid to stone paving and stone chippings, a variety of well stocked flowerbeds and borders including a selection of mature plants and shrubs, outside lighting, timber summerhouse, trellis area encloses oil tank.





**Blackford Way, Charlton Horethorne, Sherborne, DT9**

Approximate Area = 2504 sq ft / 232.6 sq m  
 Limited Use Area(s) = 91 sq ft / 8.4 sq m  
 Outbuilding = 357 sq ft / 33.1 sq m  
 Total = 2952 sq ft / 274.1 sq m  
 For identification only - Not to scale



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2026. Produced for Rolfe East Sherborne Ltd. REF: 1439470



**Directions**

**Viewings**

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

**Council Tax Band**

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	