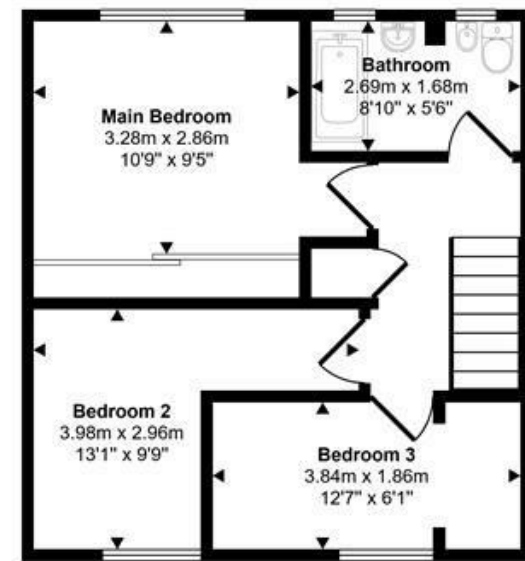


Ground Floor  
Approx 45 sq m / 488 sq ft



First Floor  
Approx 40 sq m / 430 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.



Woodhayes  
Henstridge

Guide Price  
£270,000

A three bedroom semi detached home set within the well served Somerset village of Henstridge, situated on the Dorset border within the Blackmore Vale. The village offers a good range of everyday amenities including a convenience store, a primary school, a village hall and two public houses. The Georgian town of Sherborne lies around five miles to the west and Wincanton is a similar distance to the north, both offering a wider range of shopping, schooling and amenities. Templecombe is close by with a mainline railway station offering direct services to London Waterloo and Exeter.

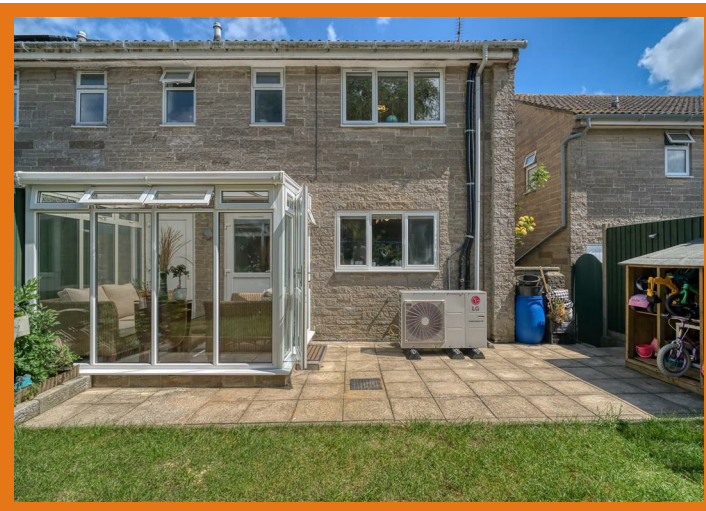
Arranged across two floors, the accommodation comprises a well presented sitting room, a modern kitchen diner with a conservatory leading off creating a wonderful additional reception space, and three bedrooms served by a family bathroom. Finished to a modern standard throughout, the property is well laid out and ready to move straight into.

Outside, an enclosed south westerly facing rear garden enjoys a good level of privacy with a lawn and patio area and a shed within the plot. Driveway parking for two vehicles is available to the front of the property.

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Sturminster Newton  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		65	84
EU Directive		2002/91/EC	



## The Property

### Inside

#### Ground Floor

Entering through the front door into the hallway, the principal rooms lead off from here. The sitting room is a well proportioned reception space with a good outlook to the front of the property. The kitchen diner is a modern and well considered space fitted with shaker style units and laminate worktops, with a built in oven and hob and space for further appliances. A conservatory leads off from the kitchen, creating a pleasant additional reception space with views over the rear garden.

#### First Floor

Stairs rise to the first floor landing where three bedrooms are found. The main bedroom is a good sized double with built in wardrobe space, with two further well proportioned bedrooms beyond. A family bathroom serves all three rooms.

### Outside

#### Garden

An enclosed south westerly facing rear garden enjoys a good level of privacy. Laid to lawn with a patio area, it is a pleasant and manageable outdoor space. A shed is included within the plot.

#### Parking

Driveway parking for two vehicles is available to the front of the property.

### Useful Information

Energy Efficiency Rating D

Council Tax Band B

Air Source Heat Pump

Mains Drainage

Upvc Double Glazing

Freehold

Vendors will need to find onward chain

### Location and Directions

Henstridge is a well served Somerset village offering a range of everyday amenities including a

village shop, public houses, primary school and community facilities. The village enjoys a convenient position close to the Dorset and Somerset border and provides good access to the surrounding countryside.

The nearby towns of Sherborne, Wincanton and Sturminster Newton offer a wider range of shopping, schooling and leisure facilities. Mainline railway services to London Waterloo are available from Sherborne and Templecombe.

Postcode BA8 0RU

What3words

///keener.servicing.quail

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.