

Symonds & Sampson

Cherry Acre

North Cheriton, Templecombe, Somerset

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North Cheriton
Templecombe
Somerset
BA8 0AP

An exceptional opportunity to acquire a well-presented four-bedroom bungalow set within approximately 1.58 acres of mature gardens and grounds. Offering versatile single-storey living, a detached double garage and Permission in Principle for two to four dwellings across a 1.24 acre site.

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- Set within approximately 1.58 acres
- Permission in Principle for 2–4 dwellings
- Well presented and flexible existing accommodation
- Mature gardens and detached double garage
- Sought after village location
- No onward chain

Guide Price £575,000
Freehold

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THE DWELLING

This property presents a rare opportunity to acquire a well-presented four-bedroom bungalow set within an extensive plot of approximately 1.58 acres, in the sought-after village of North Cheriton. Offering approximately 1,222 sq ft of single-storey accommodation, the property combines comfortable and versatile living with generous outside space and the added attraction of residential development potential.

The existing property occupies an attractive setting within grounds incorporating areas of lawn interspersed with mature trees, creating a sense of space, privacy and established greenery. A gravel driveway leads through the grounds to the detached double garage, positioned towards the rear of the drive. The gardens provide an appealing outdoor setting for relaxation and entertaining, while the scale of the plot offers considerable scope for those seeking a property with land and future potential.

ACCOMMODATION

The existing accommodation is arranged around a central entrance hall, with the bedrooms positioned predominantly towards the front of the property and the principal living accommodation to the rear. This practical layout creates a natural separation between the sleeping and living areas, while offering flexibility for a variety of lifestyles.

The sitting room provides a welcoming focal point, centred around a stove and enjoying an abundance of natural light through its windows. Patio doors open directly onto the garden, creating a seamless connection between indoor and outdoor living and providing an attractive setting for both everyday relaxation and entertaining.

The kitchen is fitted with a range of cabinetry, offering useful storage and worktop space alongside provision for freestanding appliances. Adjoining the kitchen, the separate utility room provides additional cabinetry and space for further white goods, together with a door opening directly onto the driveway for added convenience.

There are four well-proportioned double bedrooms, offering flexibility for family living, visiting guests, home working or hobbies. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a family bathroom and a separate cloakroom accessed from the hallway.













GARDEN AND DEVELOPMENT POTENTIAL

Externally, the grounds are a defining feature of Cherry Acre. The established garden, with its mature trees and areas of lawn, offers an attractive setting for the existing home, complemented by the detached double garage and driveway parking. Beyond the immediate appeal of the bungalow and its gardens, the wider plot provides a valuable opportunity to explore the development potential already established through the grant of Permission in Principle.

Permission in Principle was granted by the Local Planning Authority on 7 August 2025 under planning reference 25/10604/PIP, establishing the acceptability in principle of residential development for between two and four dwellings on approximately 1.24 acres of the site.

The decision considered the proposal in the context of relevant local and national planning policy, including Policy EQ and paragraph 11(d) of the National Planning Policy Framework, with the authority recognising the benefits of additional housing provision in this village location.

A Technical Details Consent application must be submitted within three years of the decision date, by 7 August 2028. Prospective purchasers are advised to consult Somerset Council's planning records and undertake their own investigations into the consent, technical requirements, access, services and development potential.

Cherry Acre therefore offers a distinctive combination of an established country home, generous grounds and a consented residential development opportunity. Whether appealing to purchasers seeking a spacious bungalow with substantial gardens, or those looking to explore the potential of a site with Permission in Principle for two to four dwellings, the property offers an unusual degree of flexibility and opportunity.

MATERIAL INFORMATION

Mains electric, water and drainage connected to the property.
Oil fired central heating.

Broadband - Ultrafast broadband is available.
Mobile coverage is available at the property, for further information please refer to Ofcom www.ofcom.org.uk
Somerset Council
Council Tax Band: E







SITUATION

Occupying a village setting in North Cheriton, on the Somerset–Dorset border, surrounded by the attractive countryside of the Blackmore Vale. The area is well suited to those seeking a more rural pace of life, with the convenience of nearby market towns, local amenities and established rail connections.

The nearby village of Templecombe provides everyday amenities, including a convenience store, while the surrounding villages offer traditional country pubs and opportunities to enjoy the local community. The neighbouring market town of Wincanton provides a broader range of shops, supermarkets, cafés, leisure facilities and everyday services, together with Wincanton Racecourse.

The historic market town of Castle Cary is also within reach, with its attractive town centre, independent shops and cafés. Castle Cary railway station offers Great Western Railway services, including direct connections to London Paddington, Bristol and Exeter, making it a valuable option for those travelling further afield. Templecombe railway station provides an additional rail connection, with services towards London Waterloo and the South West.

For those drawn to the area's lifestyle attractions, the renowned The Newt in Somerset, near Bruton, is a notable destination. Set within a working country estate, it is celebrated for its beautifully designed gardens, orchards, farm shop and distinctive dining experiences, offering an appealing place to explore and enjoy the best of the Somerset countryside.

The wider area is rich in opportunities for walking, cycling and exploring the surrounding villages and rural landscape, while the A357 provides a useful road connection through the locality. The A303 is also accessible via the nearby road network, linking the area with a wider range of destinations across the South West and towards London.

DIRECTIONS

What3words - ///equipping.partners.sunroof

North Cheriton, Templecombe

Approximate Area = 1222 sq ft / 113.5 sq m (excludes alley)
Garage = 460 sq ft / 42.7 sq m
Total = 1682 sq ft / 156.2 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). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1502849

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