

Symonds
& Sampson



Delamere

North Road, Charlton Horethorne, Dorset

Delamere

North Road
Charlton Horethorne
Dorset
DT9 4NS

A detached three-bedroom bungalow set within a sought-after village location, offering generous accommodation and significant potential. In need of modernisation throughout, the property features a large reception area and enjoys exceptional panoramic countryside views, presenting an excellent opportunity to create a superb home in a desirable setting.



- Three bedroom detached bungalow
 - Situated within a large plot
 - Offering panoramic views
- In need of modernisation throughout
 - Garage and large store
 - Sought after village location
 - No onward chain

Guide Price **£375,000**

Freehold

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THE DWELLING

A detached three-bedroom bungalow extending to approximately 1,198 sq ft, now requiring modernisation throughout. The property offers generous accommodation, including an open-plan living arrangement and three double bedrooms, together with a substantial storage area and a garage. All complemented by exceptional panoramic views.

ACCOMMODATION

The property is entered via an enclosed porch leading into a central entrance hall with the reception accommodation positioned to the left and the bedrooms to the right.

The principal living space is generously proportioned and partially divided by internal walls to create distinct yet connected areas. Positioned to the rear, patio doors are flanked by two windows, framing phenomenal views across the surrounding landscape and allowing for excellent natural light. The living room area features a log-burning stove, creating a natural focal point to the room.

Accessed from the living space, the kitchen is fitted with ample solid wood cabinetry and provides further access to a substantial store room.

From the entrance hall, three double bedrooms are arranged, each benefiting from built-in wardrobes. A cloakroom is situated adjacent to bedroom three, while the family bathroom, fitted with a double walk-in shower, is also accessed from the hall.

The store room, located off the kitchen, houses the boiler and offers pedestrian doors to both the front and rear, as well as two internal storage areas, providing excellent ancillary space.

GARDEN

To the rear, the garden is predominantly laid to patio, creating a low-maintenance seating area that enjoys attractive views over the adjacent field and beyond. An additional vegetable patch provides further outdoor space, together with pedestrian access to the garage and a garden shed.

To the front, the property is enclosed by a stone wall and features a generous lawn complemented by established flower beds along the borders. A driveway provides access to the front of the property, leading to the single garage and offering ample off-road parking. The garage is fitted with an electric door.

SITUATION

Charlton Horethorne is an attractive and highly sought-after village set amidst gently rolling countryside on the Dorset-Somerset border. The current vendors have particularly enjoyed the strong sense of community, noting the welcoming atmosphere and excellent local amenities that make village life both convenient and sociable. The village itself offers a well-stocked shop, primary school, parish church, village hall, and the highly regarded Kings Arms pub and hotel.

Wincanton is the most immediate town and is well used by villagers for everyday amenities, including supermarkets, healthcare, and schooling, with the village primary school feeding into King Arthur's secondary school. The historic town of Sherborne (5 miles) provides a broader range of independent shops, restaurants, and a Waitrose supermarket. Castle Cary (9 miles) and Bruton also offer further amenities, including the renowned Hauser & Wirth gallery and The Newt country estate, while Yeovil is within easy reach for more extensive facilities.

The area is well served by a number of respected state and independent schools, particularly in Sherborne and the surrounding area. Mainline rail services from nearby Templecombe, Sherborne, and Castle Cary provide direct links to London Waterloo and Paddington, making Charlton Horethorne an ideal location that combines rural charm with excellent connectivity.

MATERIAL INFORMATION

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

Broadband - Ultrafast broadband is available.
Mobile phone network coverage is likely at the property, for further information please see, Ofcom <https://www.ofcom.org.uk>
Somerset Council
Council Tax Band: E

Probate granted.

Planning applications for neighbouring sites have previously been submitted and have both been rejected. Further information can be found on the Somerset Planning website - <https://ssdc.somerset.gov.uk/yourarea>

DIRECTIONS

What3words - ///bedrooms.croaking.amuses



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-120	A		
85-104	B		
65-84	C		
45-64	D		
25-44	E		
10-24	F		
1-9	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	69

North Road, Charlton Horethorne, Sherborne

Approximate Area = 1198 sq ft / 111.2 sq m
 Garage = 182 sq ft / 16.9 sq m
 Total = 1380 sq ft / 128.1 sq m
 For identification only - Not to scale



GROUND FLOOR

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: 1414686



Sherb/JM/0326



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