

Rolfe East



The Knapp, Charlton Horethorne, DT9 4PQ

Guide Price £285,000

- STUNNING PERIOD GRADE II LISTED END OF TERRACE NATURAL STONE COTTAGE.
- CHARACTER FEATURES INCLUDE FLAGSTONES, LATCH DOORS AND OPEN FIREPLACE.
- EXCELLENT ACCESS TO A303 TRUNK ROAD TO LONDON AND SOUTH WEST.
- NO FURTHER CHAIN.
- DRIVEWAY PARKING FOR 2 CARS.
- OIL FIRED RADIATOR CENTRAL HEATING AND BESPOKE PERIOD-STYLE DOUBLE GLAZING.
- STONE OUTBUILDING CONFIGURED AS OCCASIONAL BEDROOM WITH EN-SUITE.
- LOVELY GARDENS ENJOYING COUNTRYSIDE VIEWS.
- PRESTIGIOUS VILLAGE ADDRESS WALKING DISTANCE TO TOP PUB AND SHOP.
- SHORT DRIVE TO SHERBORNE AND MAINLINE RAILWAY STATION TO LONDON.

80 Cheap Street, Sherborne, Dorset, DT9 3BJ
01935 814 929

sherborne@rolfe-east.com
<https://www.rolfe-east.com/>

660 The Knapp, Charlton Horethorne DT9 4PQ

NO FURTHER CHAIN. '660 The Knapp' is a stunning, end of terrace, period, Grade II listed, character, natural stone cottage dating back to 1856 and a former workers cottage built by Sherborne Castle Estates. It is situated in a highly sought-after village address with amazing countryside views at the front. It is within a short driving distance of Sherborne, Bruton and Wincanton town centre. The property boasts many appealing period features including flagstone floors, open fireplace, original front door and latch doors. This lovely home has been improved and enhanced by the current owner and benefits from bespoke double glazing and oil fired radiator central heating. There are great dog walks from nearby the front door. It boasts a lovely front garden with easterly aspect and a generous, terraced rear garden enjoying lovely countryside views. There is driveway parking for two cars at the side. The accommodation enjoys good levels of natural light and comprises porch, sitting room, kitchen and rear lobby. On the first floor there is a double bedroom and a first floor family bathroom. At the rear of the property, there is an outbuilding that has been converted to provide an extra bedroom / office and en-suite shower room. The property is situated near the centre of the pretty village of Charlton Horethorne. 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.



Council Tax Band: C



It also boasts The Newt - a country estate with splendid gardens, woodland, hotel, restaurants and farmland. Sherborne boasts a superb boutique high street with coffee shops, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world famous private schools. It is also a short drive to the mainline railway station making London Waterloo directly in just over two hours. Sherborne has 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 superb restaurant.

Pathway leads to front door with outside light. Double glazed front door to

ENTRANCE PORCH: Windows to the front and side, slate tiled floor. Porch measures 3'8 maximum x 3'11 maximum. Original period front door leads to

SITTING ROOM: 13'7 maximum x 11'10 maximum. A beautifully presented main reception room full of cottage character and charm, flagstone floor, multipane bespoke period style double glazed window to the front boasting a sunny easterly aspect, open fireplace recess, moulded skirting boards and architraves, telephone point, TV ariel attachment, radiator. Latch door leads from the sitting room/dining room to the

KITCHEN / BREAKFAST ROOM: 10'10 maximum x 9' maximum. A range of hand painted fitted kitchen units comprising, solid timber worksurface, tiled surrounds, ceramic Belfast sink, a range of drawers and cupboards under, space and point for electric oven, space and plumbing for washing machine, space for fridge, a

range of matching wall mounted cupboards, tiled floor, radiator, multipane window to the rear, door leads to understairs storage cupboard space. Door leads to

REAR LOBBY: 3'4 maximum x 3'2 maximum. Windows to both sides, glazed door to the rear.

Door from the kitchen breakfast room gives access to stairwell rising to the

FIRST FLOOR LANDING: Doors lead off the landing to the first floor rooms.

BEDROOM ONE: 13'9 maximum x 10'11 maximum. A generous double bedroom, multipane bespoke period style double glazed window to the front enjoying an easterly aspect with extensive countryside views, radiator, doors lead to fitted wardrobe, ceiling hatch to loft storage space.

FAMILY BATHROOM: 11'2 maximum x 7'10 maximum. A generous bathroom, a white suite comprising low level WC, wash basin in worksurface with cupboards under, tiled splashback, panel bath with electric power shower over, shower rail, tiling to splash prone area, radiator, exposed timber floorboards, multipane window to the rear. Door leads to cupboard housing lagged hot water cylinder and immersion heater.

OUTSIDE:

At the front of the property there is a particularly pretty front garden giving a depth of 23' from the front lane. The front garden laid to flowerbed and boasts a variety of mature fruit trees, rose bushes and plants. Pathway leads to the front door with outside light. A dropped curb gives vehicular access to a

DRIVEWAY: Providing parking for 2 cars.

Please note: There is a right of way for neighbouring properties on foot only across this driveway. Driveway leads to the side of the property where there is an area to house sheds and oil tank and to store recycling containers and wheelie bins. The rear of the property backs onto a shared pathway, outside tap, outside security lighting. Latch door leads to

BRICK-BUILT OUTHOUSE: Consisting of

STUDIO ROOM / OCCASIONAL BEDROOM TWO: 12'4 maximum x 6'2 maximum. Light and power connected, multipane window to the front, radiator, ceramic floor tiles. Entrance leads to

EN-SUITE SHOWER ROOM: 7'9 maximum x 3'4 maximum. Fitted low level WC, wall mounted wash basin, chrome heated towel rail, glazed corner shower cubicle with wall mounted electric shower over, tiled walls and floor, extractor fan.

Shared pathway and steps at the rear of the property rise to the

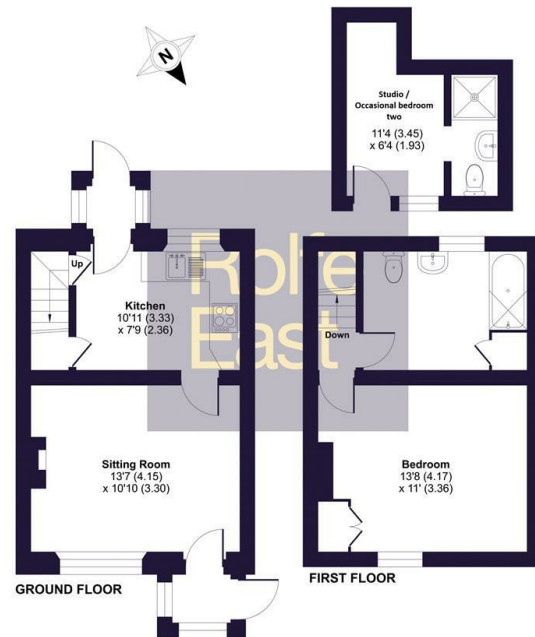
MAIN REAR GARDEN: 36'9 in width x 36' in depth. This beautiful rear garden is laid to lawn and boasts a wide variety of rose bushes, mature hedges and plants. There is an area of lawn, patio seating area, timber shed.



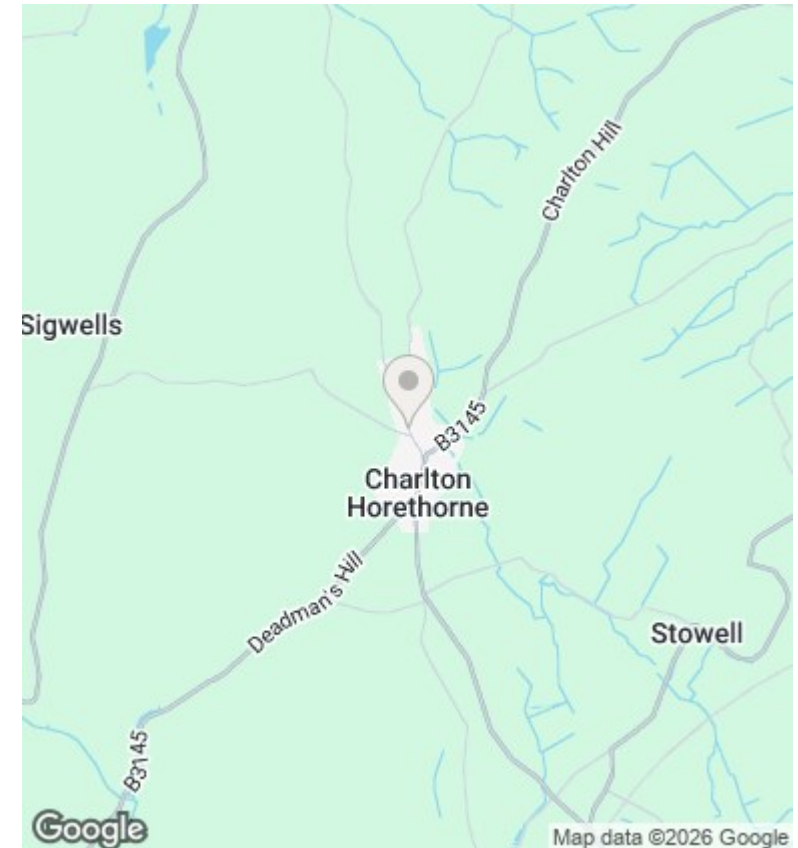


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Approximate Area = 565 sq ft / 52.4 sq m
Outbuilding = 89 sq ft / 8.2 sq m
Total = 654 sq ft / 60.6 sq m
For identification only - Not to scale



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rickrecom 2026. Produced for Rolfe East Sherborne Ltd. REF: 1478/29



Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F	38	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		