Rolfe East







Lester Lane, Charlton Horethorne, DT9 4NS

Offers Around £524,000

- EXCELLENT VILLAGE IN QUIET COUNTRY LANE LOCATION.
- ATTACHED SINGLE GARAGE AND PRIVATE DRIVEWAY FOR TWO CARS.
- NEW KITCHEN, BATHROOMS, HEATING AND HOT WATER SYSTEM, DECORATION.
- SHORT WALK TO TOP VILLAGE PUB, SUPERB SHOP, VILLAGE HALL AND PRIMARY SCHOOL.
- AMAZING COUNTRYSIDE VIEWS AT THE REAR WITH SOUTH FACING ASPECT.
- STYLISH CONTEMPORARY SOCIABLE OPEN-PLAN LIVING SPACE.
- EXCELLENT LEVELS OF NATURAL LIGHT.
- FULLY RENOVATED DETACHED BUNGALOW IN PRESTIGIOUS VILLAGE NEAR SHERBORNE.
- OIL-FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- SHORT DRIVE TO SHERBORNE AND MAINLINE RAILWAY STATION TO LONDON WATERLOO.

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Stoneycrag Lester Lane, Charlton Horethorne DT9 4NS

VACANT - A simply fabulous detached bungalow that has been the subject of full renovation and re-design throughout. The property stands in a top country lane address in a quiet backwater of this sought-after village, boasting amazing south-facing countryside views at the rear. There is private driveway parking for two cars leading to an attached single garage with automatic door. There are lovely, level gardens at the front and rear, the rear boasting a sunny south-facing aspect and backing on to fields, with views of the pretty parish church. There are country lane walks from the front door – ideal as you do not need to put the children and the dogs in the car. It is also only a short walk to the excellent village pub, shop and other amenities. This stylish single-storey residence is in excellent decorative order throughout with brand new kitchen, bathrooms, heating and hot water system plus full redecoration throughout. The property is heated by an oil-fired radiator central heating system with new boiler and oil tank. It also benefits from uPVC double glazing. The deceptively spacious, contemporary open-plan accommodation enjoys excellent levels of natural light via dual and triple aspects, large windows and a sunny southerly aspect. It is well arranged and comprises entrance reception hall, sitting room, open plan kitchen / dining room with larder, utility room, boot room / side lobby, cloakroom / WC, master double bedroom with en-suite shower room, two further double bedrooms and a family bathroom. This rare and unique property is situated on a quiet country lane in the picturesque and attractive village of Charlton Horethorne on the Somerset / Dorset borders. 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.

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Council Tax Band: E





Steps rise to storm porch with outside light. Double glazed and panel front door with outside light leads to

ENTRANCE RECEPTION HALL: 9'3 maximum x 24'2. A generous L-shaped entrance reception area providing a greeting area and a heart to the home. Waterproof oak effect laminate flooring, radiator, ceiling hatch to loft storage space, oak door leads to shelved airing cupboard with electric light connected, radiator. Oak doors lead off the entrance reception hall to the main rooms.

OPEN-PLAN KITCHEN DINING ROOM: 18'2 maximum x 18'5 maximum. A fantastic contemporary open-plan living space enjoying a light triple aspect with uPVC double glazed door to the side, uPVC double glazed window to the side enjoying countryside views, an easterly aspect and the morning sun, internal window to the side. A range of brand-new Shaker-style kitchen units, quartz worksurface, decorative herringbone tiled surrounds, inset Bosch electric hob, a range of pan drawers and cupboards under. A range of matching wall mounted cupboards, wall mounted cooker hood extractor fan, stainless steel Bosch electric oven and grill, integrated fridge and freezer, island unit with quartz worktop, ceramic one and a half sink bowl with mixer tap over, integrated Bosch dishwasher, cupboards under, breakfast bar, waterproof oak effect laminate flooring, radiator, inset Led ceiling lighting. Oak door leads to

UTILITY ROOM: 4'8 maximum x 4'5 maximum. Quartz worksurface, space and plumbing for tumble dryer and washing machine under, wall mounted cupboards, waterproof oak effect laminate flooring.

Oak glazed door from the open plan and kitchen dining room leads to

SIDE LOBBY / BOOT ROOM: 8'5 maximum x 3'9 maximum. uPVC double glazed windows to the side and rear with countryside views, uPVC double glazed door to the side. Waterproof oak effect laminate flooring.

Oak glazed double doors open from the kitchen dining room to the sitting room, when open providing a full through-measurement of 30'1 maximum.

SITTING ROOM: 11'7 maximum x 17'8 maximum. A beautifully presented main reception room enjoying a light triple aspect with uPVC double glazed windows to both sides (east and west aspect), large uPVC double glazed window to the rear enjoying countryside views and views across the village including the pretty parish church, south facing. Waterproof oak effect laminate flooring, radiator.

Oak doors lead off the entrance hall to further rooms.

MASTER BEDROOM: 15' maximum x 9'7 maximum. A generous double bedroom, uPVC double glazed window to the rear enjoys countryside views and a sunny southerly aspect, radiator. Oak door leads to EN-SUITE SHOWER ROOM: 9'6 maximum x 3'11 maximum. A period style white suite comprising low level fitted WC, ceramic wash basin in worksurface, tiled surrounds, cupboards under, radiator, glazed shower cubicle with wall mounted mains shower over, tiling to splash prone areas, ceramic floor tiles, radiator, uPVC double glazed window to the front, inset ceiling lighting, extractor fan.

BEDROOM TWO: 9'9 maximum x 8'4 maximum. A second double bedroom, uPVC double glazed window to the rear overlooks the rear garden, countryside views, views to the pretty parish church, sunny south facing aspect, radiator.

BEDROOM THREE: 11' x 6'11 maximum. A generous third bedroom, uPVC double glazed window to the front, radiator.

FAMILY BATHROOM: 7'1 maximum x 7' maximum. A period style white suite comprising fitted low level WC, ceramic wash basin in worksurface, cupboards under, free standing roll top bath on ball-and-claw feet with mains shower tap over, tiling to splash prone areas, ceramic floor tiles, uPVC double glazed window to the front, chrome heated towel rail, mirrored bathroom cabinet, extractor fan.

OUTSIDE:
At the front of the property a dropped curb gives vehicle access from the country lane to a private driveway providing off road parking for two to three cars, leading to ATTACHED SINGLE GARAGE: 16’1 in depth x 8’8 in width. uPVC double glazed window to the side, automatic up and over garage door, light and power connected, garage houses Grant oil fired central heating boiler and Gledhill stainless pressurised sealed hot water cylinder and emersion heater, expansion tanks.
There is a generous portion of front garden giving a depth of 34’2 from the lane. It is laid mainly to lawn and enclosed by mature hedges and fencing, a variety of flowerbeds and borders including some mature trees and shrubs, outside security lighting, outside tap.
Side pathway and timber gate leads to the main rear garden, side area laid to concrete ideal for storing recycling containers and wheelie bins. Timber fenced area housing oil tank, rainwater harvesting butt.

MAIN REAR GARDEN measures 55’8 maximum in width x 36’5 maximum in depth. This rear garden enjoys a good degree of privacy with a sunny south facing aspect. It backs onto fields with countryside views, paved patio seating area, outside security lighting, a variety of well stocked flowerbeds and borders, some mature trees and shrubs.











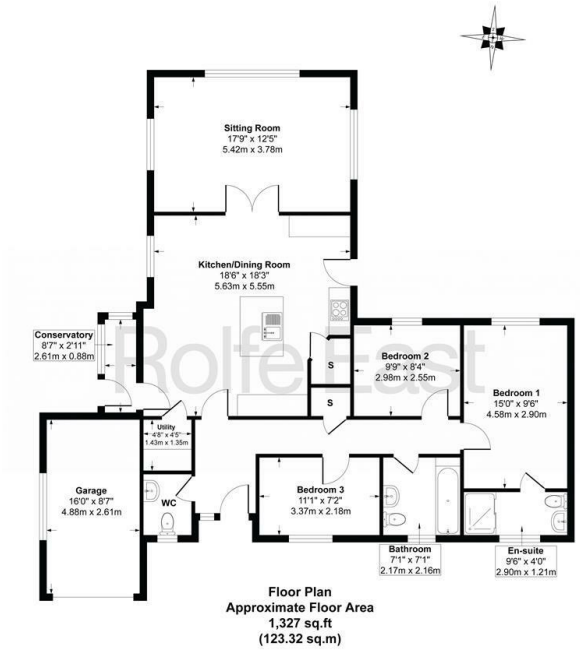








Lester Lane, Charlton Horethorne, Somerset, DT9



Floor Plan
Approximate Floor Area
1,327 sq.ft
(123.32 sq.m)

Approximate Gross Internal Floor Area 1,327 sq. ft / 123.32 sq. m

© 2024 Rolfe East Sherborne. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. Whilst every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.



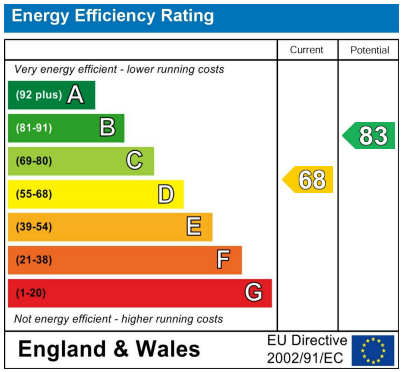
Directions

Viewings

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

Council Tax Band

E



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