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Water Lane  
Charlton Horethorne

Asking Price  
£440,000

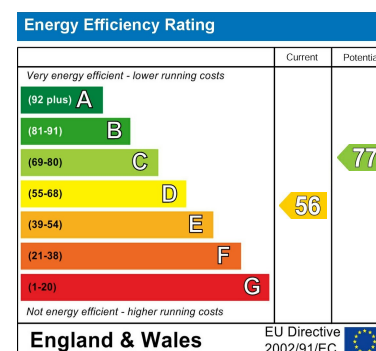
Set beside a gentle stream and overlooking open pasture, this Victorian semi-detached cottage stands out for its peaceful setting and effortless charm. Originally built for a farm worker, it has been thoughtfully extended to create a spacious home that mixes period character with modern comfort. And despite the rural feel, the centre of Charlton Horethorne — with its shop, pub, school, and active community — is just a short walk away.

Inside, the layout is practical and inviting. A cosy sitting room with a multi-fuel burner sets the tone, leading to a separate dining area and a versatile reception room that opens directly onto the rear garden. The kitchen blends traditional styling with contemporary units and integrated appliances. Upstairs, two generous double bedrooms and a large bathroom provide comfortable, well-presented accommodation.

The garden is a particular highlight: a tranquil, wildlife-friendly space with plenty of room to relax, grow, and enjoy the surroundings. A substantial powered workshop adds real flexibility, whether for creative pursuits, hobbies, or a dedicated home office. With further potential to develop if desired, this is a home that offers character, space, and an exceptional village setting.

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## The Property

### Accommodation

#### Inside

##### Ground Floor

The front door opens into a generously sized porch with plenty of room for wet coats and muddy boots as well as enough space to dry off little people or pets. For practicality, the floor is tiled and continues through into the dining area and kitchen. From the porch a door opens into the dining area, which has an exposed ceiling beam, stairs rising to the first floor with storage beneath and display/book shelves. Double paned glass doors open to the versatile reception room, paned glass door to the kitchen and an opening into the sitting room. The sitting room looks out over the lane and features exposed ceiling beams and a stone fireplace with a brick arch and a Stovax Regency Franklin multi-fuel stove that adds warmth and character to the room. The versatile reception room boasts a double aspect with windows to the side and double paned glass doors that open to the rear garden. It makes an excellent work from home space, hobbies room, snug or third bedroom.

The kitchen overlooks the rear garden and there is a stable door that opens to the rear paved seating area. It is fitted with a range of modern soft closing units consisting of floor cupboards, drawers and eye level cupboards and cabinets with counter lighting beneath. You will find a generous amount of work surfaces with a matching upstand and a one and a half bowl ceramic sink with a swan neck mixer tap. There is a built in double electric oven with a ceramic hob with a splash back and extractor hood above. There is plumbing for a washing machine and a slimline dishwasher plus space for an under counter fridge.

##### First Floor

From the landing doors lead off to the bathroom and bedrooms. Both the bedrooms are double sized and benefit from built in wardrobes, bedroom two looks out over the rear garden and bedroom one overlooks the lane and has an original fireplace plus access to the insulated loft space with a drop down ladder and lighting. The spacious bathroom is fitted with a suite consisting of a ceramic bath with an electric power shower over, WC and double vanity unit. There is also a large airing cupboard housing the hot water cylinder. For practicality, the floor is tiled.

#### Outside

##### Parking and Garden

This enchanting garden begins at a gravelled parking area by the side of the cottage, where a metal gate opens into a peaceful, private haven. A paved seating area greets you on entry, complete with an outdoor tap and a neat log store—perfect for quiet mornings or winding down in the evening. To one side, rustic steps and, to the other, gentle stone steps lead upward to a

lawn bordered by thoughtfully planted beds of shrubs and trees. Stepping stone paths curve away on either side, guiding you beneath timber arches into a second garden 'room'—a hidden retreat with space to reinstate a pergola with seating area beneath, and barbecue, as well as ample room for a vegetable patch. This section also features a practical greenhouse and a sturdy metal shed. Beyond, the garden transitions into a magical wildlife area, where a grassy path meanders toward a fully powered workshop measuring 2.97 m x 8.89 m/9'9" x 29'2". The air is sweetened by the presence of mature apple and pear trees, and the entire garden is bordered on one side offering complete privacy. Sunny, secluded, and full of potential, this garden is a true sanctuary—a blend of cultivated beauty and natural charm.

#### Useful Information

Energy Efficiency Rating D

Council Tax Band E

Sustainable Wood Framed Windows

Oil Fired Central Heating

Mains Drainage

Freehold

Total plot size is about a fifth of an acre

#### Location and Directions

Charlton Horethorne is a picturesque village located in South Somerset, close to the Dorset border and located in between Wincanton and Sherborne. With a population of around 600, it offers a charming rural atmosphere while being steeped in history, lying along the route of the Monarch's Way footpath. The village features a range of local amenities, including a well-regarded Church of England primary school and a traditional village shop that caters to everyday needs. Community life centres around the village hall, originally a World War I army mess hall, now serving as a vibrant venue for local events and gatherings. One of the highlights of the village is The Kings Arms, a five-star country inn that combines modern comfort with rustic charm. It offers ten ensuite rooms, a welcoming pub with real ale and cider, contemporary dining, a garden, and facilities for functions. Charlton Horethorne is also home to the historic Church of St Peter and St Paul, dating back to the 12th century, known for its striking 15th-century tower. Surrounded by scenic countryside, the village offers plenty of opportunities for walking and outdoor activities, with attractions such as Cadbury Castle and Sherborne Abbey nearby. Charlton Horethorne combines a strong sense of community with natural beauty and historical depth, making it an inviting place to live and visit.

Postcode - DT9 4NX

What3words - ///cherub.cornering.scenes



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