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Towns End
Henstridge

Guide Price
£300,000

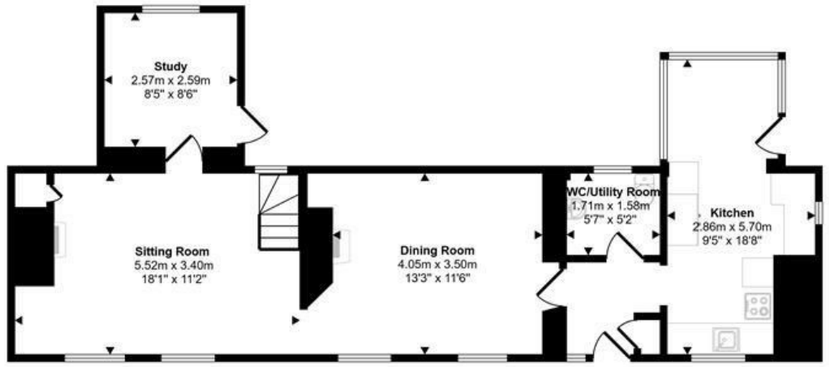
Situated on the edge of Henstridge within easy walking distance of the village shop and public houses, this substantial detached cottage offers approximately 1,634 sq ft of versatile accommodation, presenting an excellent opportunity for buyers seeking space, parking and scope to enhance.

The property provides three reception rooms and three bedrooms, offering flexible living arrangements well suited to family life or those working from home. A particular advantage is the double garage and off-road parking, a rare and highly desirable feature in a village setting.

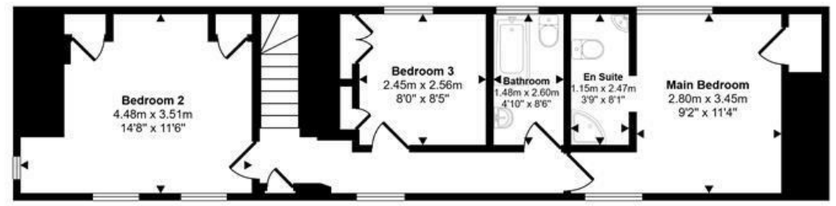
During their seven years of ownership, the owners have invested in key energy efficiency improvements, including wholly owned solar panels, an air source heat pump and external insulation. A small section of internal plasterwork will require reinstatement following previous moisture ingress. The issue has now been addressed and the external insulation is in good order. The property would now benefit from general updating and cosmetic improvement overall, providing clear potential for the next owner to modernise and add value.

Offered for sale with no onward chain, this is a fantastic opportunity to acquire a well-proportioned detached cottage in a well-connected Somerset village with excellent long-term potential.

Approx Gross Internal Area
152 sq m / 1634 sq ft



Ground Floor
Approx 67 sq m / 727 sq ft



First Floor
Approx 55 sq m / 593 sq ft

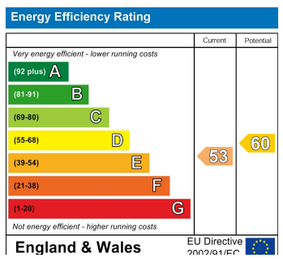


Garage
Approx 29 sq m / 314 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Accommodation
Inside
The ground floor offers well-balanced living space comprising a generous sitting room, separate dining room and an additional reception room ideal as a study. The kitchen is fitted in a modern wood style with stone worktops and provides space for informal dining, creating a practical hub of the home.

A separate utility area, with a downstairs WC, offers space and plumbing for a washing machine, adding further practicality.

Upstairs, there are three bedrooms, including a main bedroom with en suite facilities, along with a separate family bathroom. The layout offers comfortable proportions throughout and clear scope for enhancement.

Outside
The garden enjoys a north-easterly orientation and is arranged in an attractive cottage style, featuring a paved patio and mature planting. An old brick wall adds character and separates the patio area from the lawn beyond.

The garden also includes two wooden summer houses and a greenhouse, offering excellent storage, hobby space or potential work-from-home options. The space is enclosed and benefits from side access to the driveway and garage.

To the front and side, there is off-road parking leading to the double garage, making the property particularly practical for families or those requiring additional storage.

Useful Information
Energy Efficiency Rating E
uPVC Windows
Air Source Heat Pump
Wholly Owned Solar Panels
Mains Drainage
Council Tax Band D
Freehold
No Onward Chain

Location and Directions
Henstridge is a well-served Somerset village offering a strong sense of community along with everyday amenities including a village shop, village hall, public houses and primary school. The village is conveniently positioned with excellent access to the A30 and A303, making it ideal for commuting towards Yeovil, Sherborne and the wider South West.

The nearby towns of Stalbridge, Sherborne and Shaftesbury provide a wider range of shopping, schooling and leisure facilities, along with mainline rail services from Sherborne. Surrounded by attractive countryside, Henstridge offers a pleasing balance of rural charm and accessibility.

Postcode - BA8 0RQ

What3words - ///reacting.printouts.screening

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