



## Church Hill Templecombe

Guide Price  
£415,000

A unique detached village home especially designed to offer spacious internal accommodation with three double bedrooms, three reception rooms and situated just a short walk to the mainline railway station. The property was built in 2002 and provides perfect place for those looking for comfort and style. The property is also within an easy walk to the village's amenities, which include a Co-Op store, primary school, church, doctor's surgery plus a further convenience store with post office. There is also a village hall and many clubs available to join.

Once inside, there is a welcoming entrance with a built in cupboard - ideal for coats, boots and shoes and a tiled floor in an attractive pattern, which continues into the reception hall. The sitting room offers a bright and roomy place to spend time with visitors and family and has a fireplace with electric wood burner, which adds character and warmth on those chilly winter evenings. There is a large dining room, which has plenty of space to host family gatherings or entertain friends and as it opens to the kitchen the chef won't feel left out of the conversation.

In recent years, this fabulous home has been re-decorated and new flooring laid plus the en-suite has been replaced with modern fittings. Outside, the beautifully landscaped courtyard garden provides a delightful haven to enjoy a morning coffee or an evening tiple and is ideal for those who like the outdoors without the upkeep. The garage and carport provide parking for three cars plus there is parking on the lane outside.

This desirable house would make a great home for those looking to reduce on outside space without compromising on internal accommodation, providing the perfect blend of modern day living and village life. Book now - this one could be your dream home!

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	



**Inside**

The property is entered via a reception hall which provides access to the principal ground floor rooms. The sitting room is well proportioned and centred around a feature fireplace, creating a comfortable space for everyday living. A conservatory extends from the rear of the property, offering an additional reception area with views over the garden and a natural connection to the outside.

The kitchen has been refitted and features shaker-style units with stone worktops, providing a practical and attractive workspace. There is space for a dishwasher, washing machine, two ovens and an American fridge freezer. The room benefits from good natural light. A useful stable door leads directly into the carport, adding to the convenience of the layout. The kitchen opens into a dining and family area, making it well suited to both everyday use and entertaining.

A ground floor cloakroom completes the accommodation on this level.

Upstairs, the first floor offers three bedrooms, including a principal bedroom with a newly fitted en-suite shower room. The remaining bedrooms are served by a family bathroom, providing comfortable accommodation for family members or guests.

**Outside**

The main garden has been landscaped to create a calm and private outdoor space, designed to be low maintenance while offering an attractive setting. A patio area provides space for seating, while a pond with water feature forms a peaceful focal point. The garden enjoys a north-east orientation and is enclosed, offering a good degree of privacy.

In addition to the main garden, there is a separate grassed garden area to the side of the property, laid to lawn and offering further outdoor space for recreation or planting.

To the front and side of the property, there is a garage and carport, providing off-road parking and additional storage.

**Useful Information**

Heating: Oil fired central heating via external combination boiler  
 Drainage: Mains  
 Windows: uPVC double glazing  
 EPC Rating: D  
 Council Tax Band: E  
 Tenure: Freehold

**Directions**

**From the Sturminster Newton Office**  
 Leave Sturminster via Bridge Street. At the traffic lights go over the bridge and turn right onto the A357. Continue on this road for about 5 miles and turn left for Stalbridge. Go through the town. The next village is Henstridge. Continue through the village to the A30 crossroads and proceed straight over heading towards Wincanton. At Templecombe Templecombe - go under the railway bridge and up the hill and turn left just after the traffic calming into Slades Hill. Follow the road bearing to the left and the property will be found on the left hand side. Postcode BA8 0HG  
 What3words: ///corrosive.recently.causes

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