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01935 814488
FOR SALE
The Byre

Pound Cottage

Charlton Horethorne, Sherborne

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Charlton Horethorne
Sherborne
DT9 4PB

A charming stone-built bungalow offering well-balanced and light-filled accommodation, with a spacious reception room and three well-proportioned bedrooms.

Set within a landscaped garden enjoying a desirable westerly aspect, the property benefits from a peaceful village setting, attractive frontage, and convenient access to local amenities, providing comfortable and versatile single-storey living.



- Semi detached three bedroom bungalow
 - Flexible accommodation throughout
 - Driveway
 - Sought after village location
 - Offering close proximity to amenities
 - No onward chain

Guide Price **£400,000**

Freehold

Sherborne Sales
01935 814488

sherborne@symondsandsampson.co.uk



THE DWELLING

Constructed of attractive stone elevations, this three bedroom bungalow offers well-balanced and thoughtfully arranged accommodation, filled with natural light throughout. The generously proportioned reception room is positioned to the front of the property, while the bedrooms are situated to the rear, alongside a spacious bathroom suite.

Well presented throughout, the property provides comfortable and versatile living, ideally located within the heart of a sought-after village and within close proximity to a range of local amenities.

ACCOMMODATION

Entered via an enclosed porch, a welcoming entrance hall extends through to the rear of the property, providing useful storage and access to the loft.

The principal reception room is an elegant and light-filled space, enjoying a dual aspect to the south and west, allowing for an abundance of natural light throughout the day. A stone hearth provides an attractive focal point, currently arranged as a feature fireplace. The room further offers access into the conservatory, which provides a pleasant outlook over the garden, with French doors opening onto the terrace.

The kitchen is well-appointed and thoughtfully designed, featuring a range of fitted cabinetry and integrated appliances, complemented by a breakfast bar and a side access door.

Positioned on the opposing side of the hallway, the dining room is a versatile space with two windows, equally suited to formal dining or easily adaptable as an additional bedroom if required.

To the frontage of the property, a particularly useful utility provides ample space for multiple appliances and houses the water tank and oil-fired boiler.

To the rear, two well-proportioned double bedrooms benefit from fitted storage and are served by a spacious bathroom suite, alongside a separate cloakroom.

GARDEN

To the west-facing side of the property, the garden has been thoughtfully landscaped to provide a level lawn bordered by well-stocked and established flower beds, offering a variety of planting. A gravelled seating area is ideally positioned to take full advantage of the westerly aspect, creating an excellent space for outdoor relaxation. The garden also benefits from a useful storage shed and a gated access leading to the front of the property.

To the front, the property enjoys an attractive approach, with mature planting and a lawned area enhancing its kerb appeal further offering a large gravelled area providing ample parking. A side passage provides access to the kitchen door and continues through to the oil tank.

SITUATION

Charlton Horethorne is an attractive and highly sought-after village set amidst gently rolling countryside on the Dorset-Somerset border. The current vendors have particularly enjoyed the strong sense of community, noting the welcoming atmosphere and excellent local amenities that make village life both convenient and sociable. The village itself offers a well-stocked shop, primary school, parish church, village hall, and the highly regarded Kings Arms pub and hotel.

Wincanton is the most immediate town and is well used by villagers for

everyday amenities, including supermarkets, healthcare, and schooling, with the village primary school feeding into King Arthur's secondary school. The historic town of Sherborne (5 miles) provides a broader range of independent shops, restaurants, and a Waitrose supermarket. Castle Cary (9 miles) and Bruton also offer further amenities, including the renowned Hauser & Wirth gallery and The Newt country estate, while Yeovil is within easy reach for more extensive facilities.

The area is well served by a number of respected state and independent schools, particularly in Sherborne and the surrounding area. Mainline rail services from nearby Templecombe, Sherborne, and Castle Cary provide direct links to London Waterloo and Paddington, making Charlton Horethorne an ideal location that combines rural charm with excellent connectivity.

MATERIAL INFORMATION

Mains electric, water and drainage connected to the property.
Oil central heating.

Broadband - Ultrafast broadband is available.
Mobile phone network coverage is likely at the property, for further information please see, Ofcom <https://www.ofcom.org.uk>
Somerset Council
Council Tax Band: D

The property is situated within a conservation area.

The neighbouring property 'The Byre' has a right of access over the frontage of the driveway. The neighbouring property is responsible for half of maintenance needed to this area.

DIRECTIONS

What3words - ///pocketed.gardens.uptake



Energy Efficiency Rating		Current	Potential
Very energy efficient (lowest carbon score)	A		
Energy efficient	B		
Decent	C		
Below average	D		
Average	E		
Below average	F		
Poor	G	71	64

England & Wales
EPC Directive 2002/91/EC

Charlton Horethorne, Sherborne

Approximate Area = 1117 sq ft / 103.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1440233



Sherb/KS/0426



01935 814488

sherborne@symondsandsampson.co.uk
Symonds & Sampson LLP
4 Abbey Corner, Half Moon Street,
Sherborne, Dorset DT9 3LN



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