



FULMAR

NORTH ROAD, CHARLTON HORETHORNE, SHERBORNE

JACKSON-STOPS 

FULMAR
NORTH ROAD
CHARLTON HORETHORNE, SHERBORNE
SOMERSET, DT9 4NS

A SUPERB CONTEMPORARY VILLAGE HOUSE WITH
BEAUTIFULLY CONSIDERED INTERIORS,
EXCEPTIONAL NATURAL LIGHT AND FAR-
REACHING VIEWS, IN THE DESIRABLE VILLAGE OF
CHARLTON HORETHORNE NEAR SHERBORNE



DISTANCES (APPROXIMATE)

SHERBORNE: 5 MILES (LONDON
WATERLOO 2 HRS 15 MINS)
WINCANTON/A303: 5 MILES
CASTLE CARY: 9 MILES (LONDON
PADDINGTON 1 HR 40 MINS)

GROUND FLOOR

- Entrance Hall
- Open Plan Kitchen/Dining Room
- Sitting Room
- Study
- Utility Room
- Gym
- Principal Bedroom with Dressing Room and En-Suite Bathroom
- Three Further Double Bedrooms
- Family Bathroom

FIRST FLOOR

- Two Double Bedrooms
- Two Ensuite Shower Rooms

OUTSIDE

- Private Driveway with Electric Vehicle Charging Point
- South Facing Wrap Around Terrace
- Low Maintenance Gardens with Far Reaching Views



THE PROPERTY

Fulmar is an impressive contemporary home occupying an enviable position within the popular village of Charlton Horethorne, enjoying wonderful views across the surrounding countryside of the Somerset/Dorset borders. Originally dating from the 1970s, the property has been comprehensively remodelled and renovated by the current owners, with the works completed in 2020, creating a stylish and highly considered home that combines contemporary design with comfortable modern living. A defining feature of Fulmar is the exceptional sense of light throughout the house. Impressive windows, expansive areas of glazing and full-height bi-fold doors have been carefully incorporated to make the most of the setting, bringing the surrounding landscape into the house and creating a wonderful connection between the interior and gardens. The combination of contemporary architecture, high-quality finishes and energy-efficient technology provides a home that is both elegant and practical. An air source heat pump provides underfloor heating and radiators throughout, complemented by powder-coated aluminium double glazing.

The reception hall provides an elegant introduction to the accommodation, with stone-effect tiled flooring, contemporary radiators, a bespoke oak and glazed staircase rising to the first floor, useful understairs storage and oak internal doors leading to the principal rooms. The impressive open-plan kitchen, dining and sitting room provides the main living space and is beautifully designed for both everyday life and entertaining. Full-height bi-fold doors open onto the terrace and frame the far-reaching countryside views, creating a wonderful sense of openness. The fabulous contemporary kitchen is fitted with an excellent range of sleek cabinetry, quartz work surfaces and a matching breakfast bar. Integrated Miele appliances include an induction hob with recessed ceiling extractor, twin ovens, warming drawers and dishwasher, together with space for an American-style fridge freezer. Beyond the kitchen is a generous utility room providing excellent storage, Belfast sink and space for laundry appliances. The adjoining study offers a peaceful workspace with fitted cupboards and excellent natural light. Both with doors to the outside. The principal bedroom enjoys a lovely outlook across the countryside and benefits from extensive fitted wardrobes together with a superb walk-in dressing room and a generously proportioned en suite bathroom which creates a luxurious space with a freestanding bath, double walk-in shower with recessed rainfall shower head, twin vanity unit, illuminated mirror and contemporary fittings. A further double bedroom on the ground floor enjoys the same attractive views and fitted storage with the use of a stylish family bathroom opposite. The versatile gym, complete with air conditioning, provides an excellent additional space and could equally serve as a hobbies room or indeed extra storage.

A striking full-height window on the first-floor landing creates a wonderful architectural feature and floods the space with natural light. Two further double bedrooms are located on this floor, each enjoying the same wonderful countryside outlook and benefiting from en suite shower rooms and useful eaves storage.

GARDENS

The property is approached via a private stone-chipped driveway providing parking for several vehicles together with an electric vehicle charging point. The gardens have been designed with ease of maintenance in mind and complement the contemporary style of the house. A south-facing wraparound terrace adjoins the principal reception rooms, providing an excellent setting for outdoor dining and entertaining while enjoying the property's wonderful outlook. The gardens are predominantly laid to lawn with uninterrupted views across the surrounding countryside.

Combining exceptional design, energy-efficient living and glorious countryside views, Fulmar is a truly outstanding property in one of the area's most desirable villages.





LOCATION

Charlton Horethorne is a highly regarded village set amidst the gently rolling countryside of the Blackmore Vale, an area renowned for its unspoilt landscape, traditional villages and wide, open farmland. The village itself enjoys a strong community spirit and offers a range of local amenities including a popular public house, The King's Arms, a shop which serves excellent coffee, village hall and church, all contributing to its enduring appeal. The historic town of Sherborne lies within easy reach and is widely regarded as one of the most attractive towns in Dorset. Dominated by its magnificent Abbey and renowned schools, Sherborne provides a wide range of independent shops, boutiques, cafés and restaurants, together with a leisure centre and regular cultural and musical events throughout the year. Communications are excellent with Sherborne mainline station offering regular services to London Waterloo in around 2 hours 15 minutes. The A303 provides fast access to the Southwest, the M3 and London and the Home Counties.

SPORTING AND RECREATION

The surrounding countryside provides excellent opportunities for walking, cycling and riding, with a network of footpaths, bridleways and quiet country lanes. The Blackmore Vale is renowned for its scenic beauty and offers an exceptional backdrop for outdoor pursuits. Golf is available at Sherborne and Yeovil, while racing can be found at Wincanton, Salisbury and Exeter. Sutton Bingham Reservoir provides opportunities for sailing, fishing and paddle sports. The Jurassic Coast, a UNESCO World Heritage Site, lies within comfortable driving distance and offers stunning coastal scenery, beaches and water sports. The area also benefits from a rich cultural offering, with Sherborne Abbey hosting regular concerts and recitals, together with The Sherborne Arts Centre offering a varied programme of performances, exhibitions and community events. The internationally regarded Hauser & Wirth gallery in Bruton and the nearby Newt country estate and gardens provide world-class art, gardens and exhibitions, while theatres and arts venues in Yeovil, Salisbury and Bath are all within comfortable reach.

EDUCATION

The area is particularly well served by both state and independent schooling. Charlton Horethorne has a well-regarded village primary school, making the location particularly suitable for families. The Gryphon School in Sherborne is the principal local state secondary school and is well regarded. Independent schooling in the area is also excellent and includes the Sherborne Schools Group (Sherborne School, Sherborne Girls and Sherborne Prep), together with Hazlegrove and Leweston, with Millfield and King's Bruton also within comfortable driving distance.



LOCAL AUTHORITY

Somerset Council: 0300 123 2224

Council Tax Band: E

SERVICES

Mains water, electricity and drainage

Air source heat pump providing underfloor heating and radiators

Broadband: Ultrafast broadband is available with download and upload speeds of up to 1,000 Mbps (Openreach and Wessex Internet).

Mobile Coverage: Available via EE, O2 and Vodafone (subject to provider).

EPC: C

CONTENTS, FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others, such as curtains, carpets, light fittings, garden ornaments etc. are specifically excluded but may be available through separate negotiation.

DIRECTIONS AND VIEWINGS

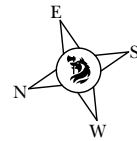
Postcode: DT9 4NS

What3Words: ///reading.sprains.pushes

From Sherborne proceed north towards Charlton Horethorne. On entering the village, turn left at The King's Arms and proceed up North Road where Fulmar will be found on the right-hand side shortly after passing Gunville Lane.

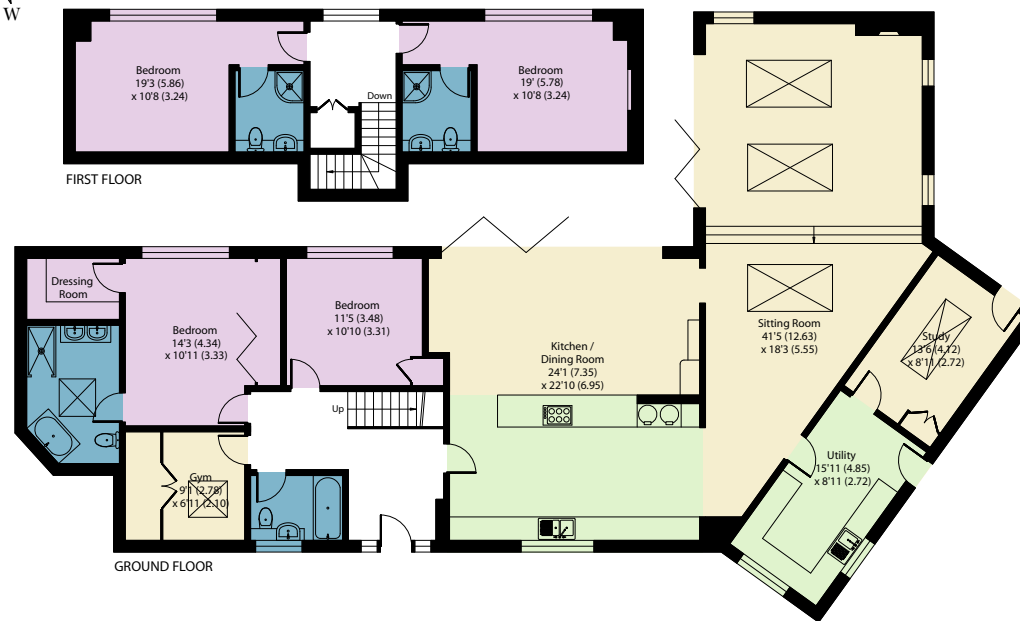
VIEWINGS: Only by appointment with Jackson-Stops' Sherborne Office.
01935 810141





Fulmar, North Road, Charlton Horethorne, Sherborne

Approximate Area = 2616 sq ft / 243 sq m
For identification only - Not to scale

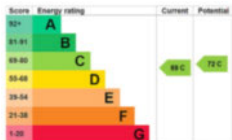


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Jackson-Stops. REF: 1502934



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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



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