



Water Lane, Charlton Horethorne, Sherborne
Asking Price: £450,000

Palmer*Snell*







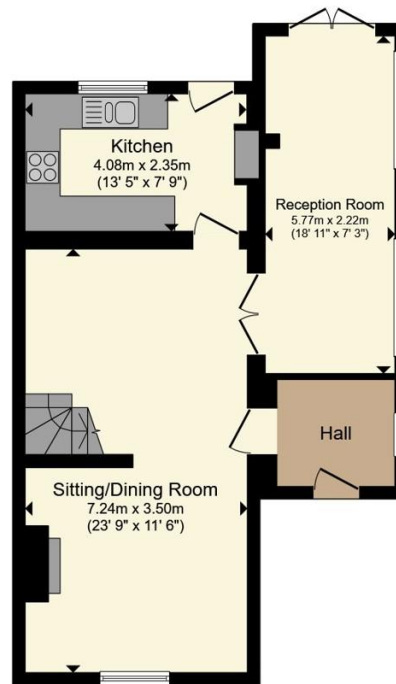
Positioned in a picturesque village setting with open countryside on its doorstep, this attractive period cottage offers a lifestyle that feels a world away from the bustle of everyday life. Combining timeless character with thoughtfully updated interiors, the property provides well-balanced accommodation and a wonderful sense of privacy, while remaining conveniently close to local amenities and village facilities.

The ground floor has been designed for comfortable, everyday living, with a welcoming lounge centred around a traditional stove, creating a cosy atmosphere during the colder months. Additional reception space provides flexibility for dining, entertaining, or working from home, while the well-appointed kitchen has been fitted with a range of modern units and integrated appliances, offering both style and practicality.

Upstairs, the property continues to impress with two generously proportioned double bedrooms and a spacious bathroom, all presented in excellent order. Natural light flows throughout, enhancing the warm and inviting feel of the home.

The outside space is a standout feature, with mature gardens creating a peaceful retreat that can be enjoyed throughout the seasons. Whether relaxing outdoors,





Ground Floor



First Floor

Total floor area 94.0 m² (1,011 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Council Tax Band: **E**

Tenure: **Freehold**

Viewing by appointment

T: 01935 642000

E: yeovilres@palmersnell.co.uk

16 Princes St, Yeovil, Somerset, BA20 1EW

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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