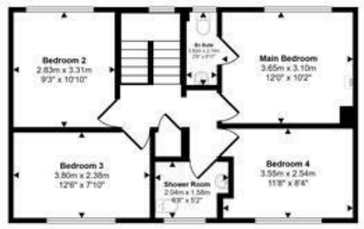
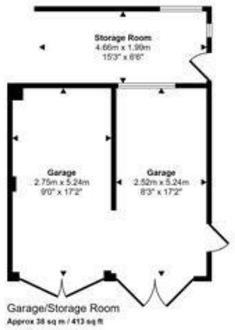
Approx Gross Internal Area
168 sq m / 2026 sq ft



Ground Floor
Approx 66 sq m / 706 sq ft



First Floor
Approx 55 sq m / 590 sq ft



Garage/Storage Room
Approx 38 sq m / 413 sq ft

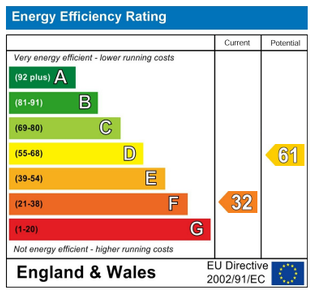


Garden Room
Approx 2 sq m / 18 sq ft



Garage
Approx 28 sq m / 299 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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Brook Lane
Henstridge

Guide Price
£425,000

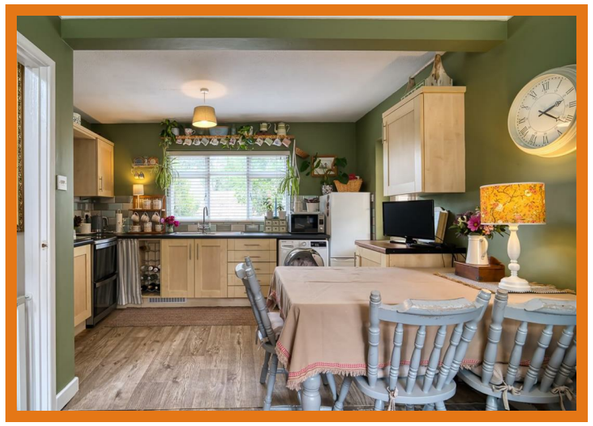
A spacious four bedroom detached house, occupying a particularly generous plot of around half an acre in a quiet position within Henstridge. Built in 1971 and having remained within the same family for five decades, the property offers well proportioned accommodation, extensive parking and two detached double garages, together with scope for a new owner to update and personalise the house over time.

The accommodation includes a generous sitting room extending the full depth of the house, with a fireplace and French doors opening onto the rear patio and garden. There is also an open-plan kitchen and dining room with a recently fitted Shaker-style kitchen, together with a useful lean-to conservatory and downstairs cloakroom. Upstairs are four double bedrooms, with an en-suite cloakroom to the main bedroom, and a family bathroom.

Outside is a particular feature. The gardens extend to around half an acre and are arranged into a variety of areas with lawns, mature trees, apple and plum trees, stone and rock features and a stream running along one boundary. To the front is extensive parking for numerous vehicles, together with two separate detached double garages.

The house is generally presented in good order, although there is currently no central heating and some of the windows would benefit from replacement. Set in a peaceful village position within walking distance of the local shop and pubs, this is a wonderful opportunity for either a couple or family looking for space, a substantial garden and the chance to put their own stamp on a long-term home.











The Property

Inside
The front door opens into a welcoming entrance hall, with stairs rising to the first floor and access to the principal ground floor rooms. There is also a useful downstairs cloakroom fitted with a WC and wash hand basin. To the right of the hall is the sitting room, a particularly generous reception room extending the full depth of the house. A fireplace provides a natural focal point, while a window to the front and French doors to the rear allow plenty of natural light into the room. The French doors open directly onto the patio and garden, creating an easy connection between the house and outside space. The kitchen and dining room is arranged as an open-plan room and provides plenty of space for both everyday family living and entertaining. The kitchen has recently been refitted with Shaker-style units, laminate work surfaces and a good amount of cupboard and preparation space, while the dining area comfortably accommodates a good-sized table and chairs. From here, a door leads into a useful lean-to conservatory, which provides an additional flexible space and has direct access onto the garden.

Upstairs, the stairs rise to a half landing with a window overlooking the rear garden, before continuing to a bright, part-galleried landing. From here there is access to the loft space, which is partly boarded and has power, together with an airing cupboard housing the hot water cylinder. The landing gives access to four double bedrooms, making the house particularly practical for family living or for anyone requiring additional guest or home-working space. The main bedroom benefits from an en-suite cloakroom and a feature fireplace, while the remaining bedrooms are served by the family bathroom.

Outside
Garden
The gardens and grounds are one of the property's particular attractions, extending to around half an acre and offering a wonderful amount of outside space. Rather than being one large open area, the garden is arranged into a number of different sections, giving it plenty of character and interest. Immediately adjoining the rear of the house is a paved patio, accessed from the sitting room and extending behind the kitchen, providing an ideal area for outdoor dining and seating. Beyond this, the garden is gently sloping in places and incorporates areas of lawn, mature trees and established planting. There is a wide variety of mature fruit trees, including apple and plum, together with a number of individual stone and rock features positioned throughout the grounds. A stream runs along one boundary, adding further interest and creating a particularly attractive and established setting. The size and varied layout of the garden provides considerable scope for a purchaser to further enhance the grounds while retaining the existing mature trees and individual features. The rear garden is subject to a covenant which, in broad terms, is intended to preserve the garden area and mature fruit trees and to restrict building within this part of the grounds. Further details are available from the selling agent.

Garages and Parking
To the front of the property is an extensive driveway providing parking for a large number of vehicles, estimated at around ten cars. In addition, there are two separate detached double garages, both offering excellent space for parking, storage, hobbies or workshop use. Together with the generous driveway, this is a particularly useful feature for anyone requiring substantial off-road parking or additional garaging.

Important Information
Energy Efficiency Rating F
Council Tax Band E
Single Glazing with some secondary glazing
Heating - Multi fuel Burner
Mains Drainage
Freehold
Rear garden subject to a covenant intended to protect the garden area and mature fruit trees and restrict building within the garden. Further details are available from the selling agent.

Location and Directions
Henstridge is a popular and well-served village situated close to the Dorset and Somerset border. The village offers a good range of everyday amenities including a local shop with Post Office, two public houses, a village hall and primary school, all helping to create a strong and established community. For a wider range of facilities, the nearby towns of Sherborne, Wincanton, Sturminster Newton and Shaftesbury are all within easy driving distance. The village is also conveniently positioned for access to the A30 and A303, while Templecombe, less than two miles away, has a mainline railway station with direct services to London Waterloo. Surrounded by attractive countryside, Henstridge combines a peaceful village setting with good road and rail connections, making it an appealing location for both families and those looking for a quieter rural lifestyle.

Postcode - BA8 0SP

What3words -///ticking.locator.twee

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.