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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Water Lane Charlton Horethorne

Offers In Excess Of  
£450,000

Enjoying an enchanted setting bordered by a gentle stream with pastureland on the other side, this charming semi-detached Victorian cottage is a rare and special find. Originally built as a farm worker's home, it has been sympathetically extended over time to create a spacious and characterful retreat that blends period charm with modern comfort — all just a short stroll from the heart of Charlton Horethorne.

From the moment you arrive, there's a sense of calm and connection to nature. Sheep graze peacefully close by, and the sound of running water from the stream adds to the tranquil atmosphere. Yet despite its rural feel, the property is far from isolated — the village shop, pub, school, and vibrant community life are all within easy reach.

Inside, the cottage is full of warmth and personality. The sitting room, centred around a multi-fuel burner, invites you to slow down and unwind. A separate dining area flows through to a flexible reception room, ideal as a garden lounge, studio, or workspace, with double doors opening out to the rear garden. The kitchen combines traditional touches with modern convenience, fitted with modern units and some built-in appliances. Upstairs are two generous double bedrooms and a spacious bathroom, all beautifully presented. But the real magic lies outside. The garden is a wildlife-rich haven — brimming with birdsong, and tucked-away corners to relax in. Whether you're growing vegetables, spotting butterflies, or simply soaking in the peace, this space is something truly special. A large workshop with power offers even more potential — perfect for creatives, makers, or those seeking a home office.

With further scope to develop if desired, this is more than just a cottage — it's a lifestyle. A soulful, story-rich home where nature and comfort meet, and where every day feels just a little bit magical.





## The Property

### Accommodation

#### Inside

##### Ground Floor

The front door opens into a generously sized porch with plenty of room for wet coats and muddy boots as well as enough space to dry off little people or pets. For practicality, the floor is tiled and continues through into the dining area and kitchen. From the porch a door opens into the dining area, which has an exposed ceiling beam, stairs rising to the first floor with storage beneath and display/book shelves. Double paned glass doors open to the versatile reception room, paned glass door to the kitchen and an opening into the sitting room. The sitting room looks out over the lane and features exposed ceiling beams and a stone fireplace with a brick arch and a Stovax Regency Franklin multi-fuel stove that adds warmth and character to the room. The versatile reception room boasts a double aspect with windows to the side and double paned glass doors that open to the rear garden. It makes an excellent work from home space, hobbies room, snug or third bedroom.

The kitchen overlooks the rear garden and there is a stable door that opens to the rear paved seating area. It is fitted with a range of modern soft closing units consisting of floor cupboards, drawers and eye level cupboards and cabinets with counter lighting beneath. You will find a generous amount of work surfaces with a matching upstand and a one and a half bowl ceramic sink with a swan neck mixer tap. There is a built in double electric oven with a ceramic hob with a splash back and extractor hood above. There is plumbing for a washing machine and a slimline dishwasher plus space for an under counter fridge.

##### First Floor

From the landing doors lead off to the bathroom and bedrooms. Both the bedrooms are double sized and benefit from built in wardrobes, bedroom two looks out over the rear garden and bedroom one overlooks the lane and has an original fireplace plus access to the insulated loft space with a drop down ladder and lighting. The spacious bathroom is fitted with a suite consisting of a ceramic bath with an electric power shower over, WC and double vanity unit. There is also a large airing cupboard housing the hot water cylinder. For practicality, the floor is tiled.

#### Outside

##### Parking and Garden

This enchanting garden begins at a gravelled parking area by the side of the cottage, where a metal gate opens into a peaceful, private haven. A paved seating area greets you on entry, complete with an outdoor tap and a neat log store—perfect for quiet mornings or winding down in the evening. To one side, rustic steps and, to the other, gentle stone steps lead upward to a

lawn bordered by thoughtfully planted beds of shrubs and trees. Stepping stone paths curve away on either side, guiding you beneath timber arches into a second garden 'room'—a hidden retreat with space to reinstate a pergola with seating area beneath, and barbecue, as well as ample room for a vegetable patch. This section also features a practical greenhouse and a sturdy metal shed. Beyond, the garden transitions into a magical wildlife area, where a grassy path meanders toward a fully powered workshop. The air is sweetened by the presence of mature apple and pear trees, and the entire garden is bordered on one side, by a gently flowing stream, offering complete privacy. Sunny, secluded, and full of potential, this garden is a true sanctuary—a blend of cultivated beauty and natural charm.

### Useful Information

Energy Efficiency Rating D

Council Tax Band E

Sustainable Wood Framed Windows

Oil Fired Central Heating

Mains Drainage

Freehold

Total plot size is about a fifth of an acre

### Location and Directions

Charlton Horethorne is a picturesque village located in South Somerset, close to the Dorset border and located in between Wincanton and Sherborne. With a population of around 600, it offers a charming rural atmosphere while being steeped in history, lying along the route of the Monarch's Way footpath. The village features a range of local amenities, including a well-regarded Church of England primary school and a traditional village shop that caters to everyday needs. Community life centres around the village hall, originally a World War I army mess hall, now serving as a vibrant venue for local events and gatherings. One of the highlights of the village is The Kings Arms, a five-star country inn that combines modern comfort with rustic charm. It offers ten ensuite rooms, a welcoming pub with real ale and cider, contemporary dining, a garden, and facilities for functions. Charlton Horethorne is also home to the historic Church of St Peter and St Paul, dating back to the 12th century, known for its striking 15th-century tower. Surrounded by scenic countryside, the village offers plenty of opportunities for walking and outdoor activities, with attractions such as Cadbury Castle and Sherborne Abbey nearby. Charlton Horethorne combines a strong sense of community with natural beauty and historical depth, making it an inviting place to live and visit.

Postcode - DT9 4NX

What3words - ///cherub.cornering.scenes



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