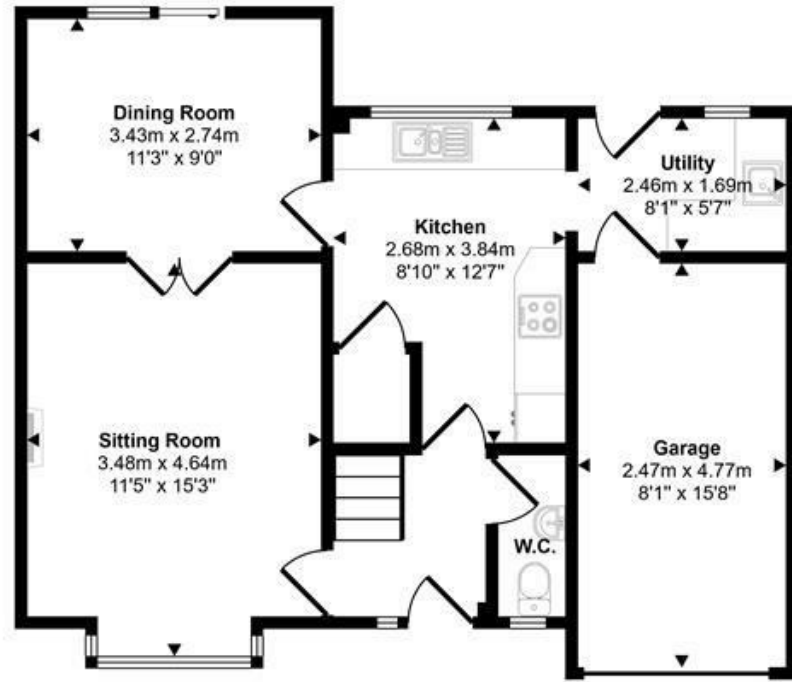
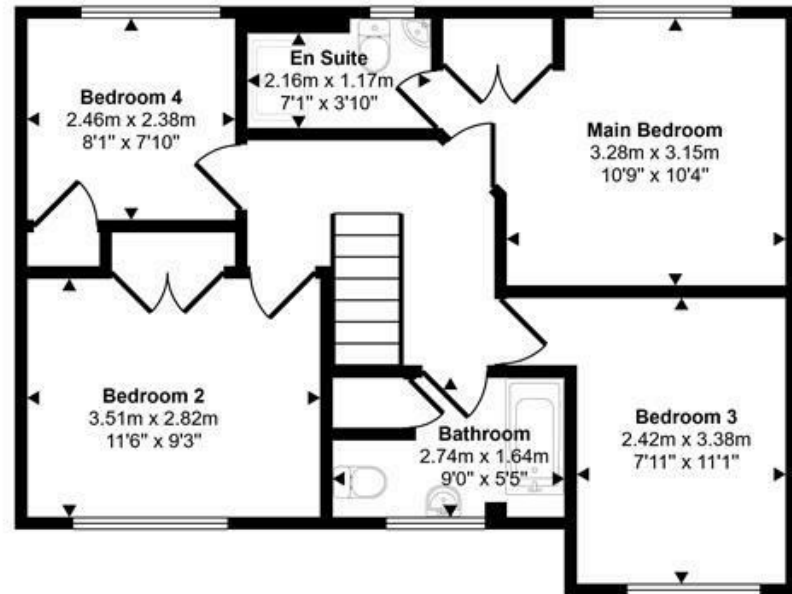


Approx Gross Internal Area
114 sq m / 1230 sq ft



Ground Floor
Approx 60 sq m / 640 sq ft



First Floor
Approx 55 sq m / 590 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	

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Old Station Gardens
Henstridge

Guide Price
£380,000

This attractive detached home enjoys a generous layout extending to approximately 1,230 sq ft, positioned within a well-established residential area of Henstridge. The property offers a practical and well-balanced arrangement of accommodation over two floors, making it ideally suited to modern family life.

The ground floor provides two reception rooms, creating flexibility for both formal entertaining and everyday relaxation, while the kitchen and adjoining utility room enhance the functionality of the home. Thoughtfully arranged spaces ensure a natural flow between rooms, with good proportions throughout.

Upstairs, four bedrooms offer comfortable and adaptable living, including a main bedroom with built-in wardrobe space and en suite shower room. Two further bedrooms also benefit from built-in storage, providing useful cupboard space and helping to maintain a clutter-free feel.

Externally, the property is complemented by driveway parking for three vehicles, an integral garage and an enclosed rear garden, creating a well-rounded home in a popular and well-connected village setting.



Accommodation

Inside
A front entrance door leads into the hallway, which provides access to the principal ground floor rooms. The sitting room offers a welcoming and comfortable space with ample room for lounge furniture. To the rear, the dining room provides an ideal setting for family meals and entertaining, with French doors opening directly onto the garden and allowing natural light to flow into the space.

The kitchen is fitted in a modern style and offers plenty of storage with a range of wall and base units. There is a gas hob in place, along with good worktop space for food preparation. A separate utility room provides additional practicality and space for a washing machine, keeping laundry neatly tucked away from the main kitchen area.

A downstairs WC completes the ground floor accommodation.

On the first floor, the main bedroom benefits from built-in wardrobe space and an en suite shower room. There are three further bedrooms, two of which include built-in storage cupboards. The family bathroom is fitted with bath, wash hand basin and WC.

Outside
The rear garden is a good size and is mainly laid to lawn with a patio area, bordered by timber fencing, creating an enclosed space with a good level of privacy. The garden enjoys a north-easterly orientation and includes a garden shed for additional storage.

To the front, there is driveway parking for three vehicles along with access to the integral garage.

Useful Information
Energy Efficiency Rating tbc
Council Tax Band E
LPG Central Heating
uPVC Double Glazing Windows

Mains Drainage
Freehold

Location and Directions
Henstridge is a well-served village offering a range of everyday amenities including a shop, post office, public houses and primary school. The village is well positioned for access to the A30 and A303, providing good road links to Sherborne, Yeovil and further afield. Sherborne, with its mainline railway station offering direct services to London Waterloo, is within easy reach, making Henstridge a popular choice for those seeking village living with strong transport connections.

Postcode BA8 0PU

What3words
///snowy.wardrobe.moment

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.