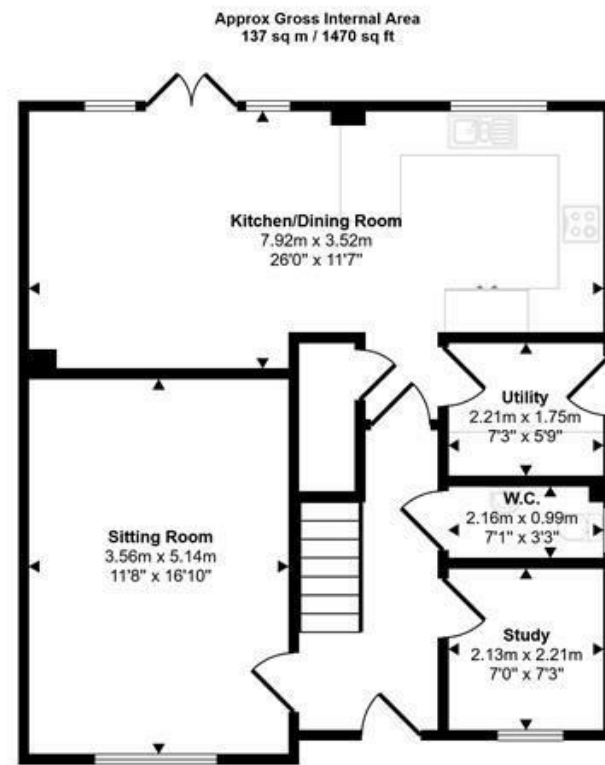
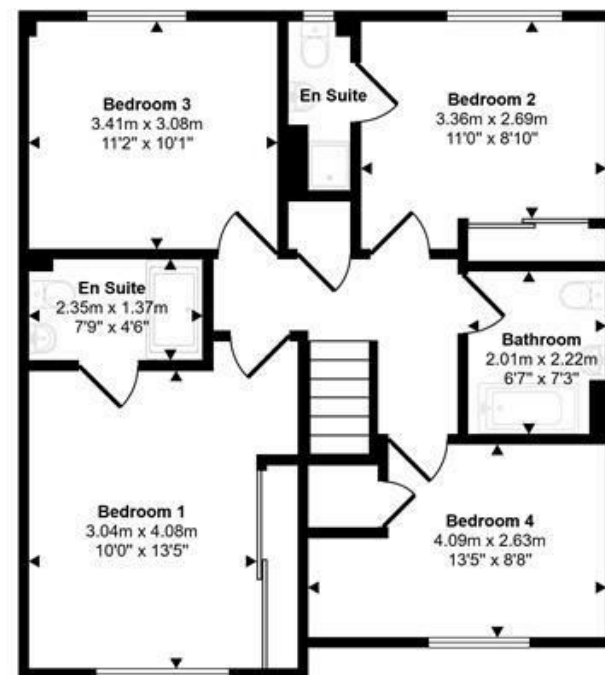




Ground Floor
Approx 68 sq m / 733 sq ft



First Floor
Approx 68 sq m / 737 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.

**1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS**

**t. 01258 473030
sales@mortonnew.co.uk
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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 2002/91/EC	



Church Close Templecombe

Guide Price
£400,000

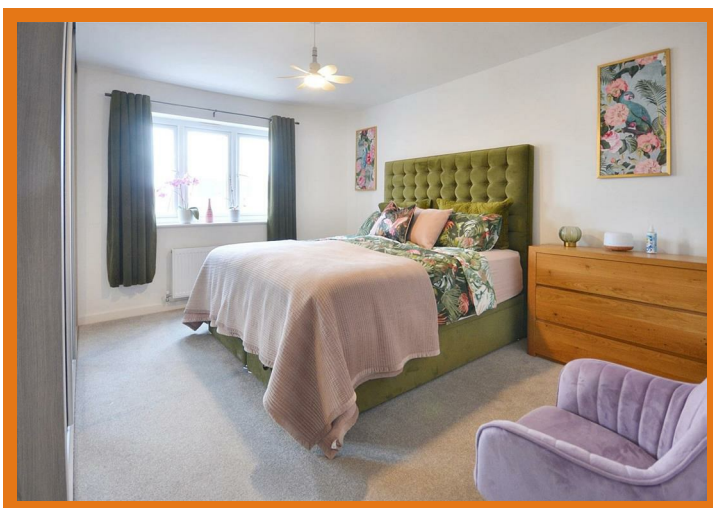
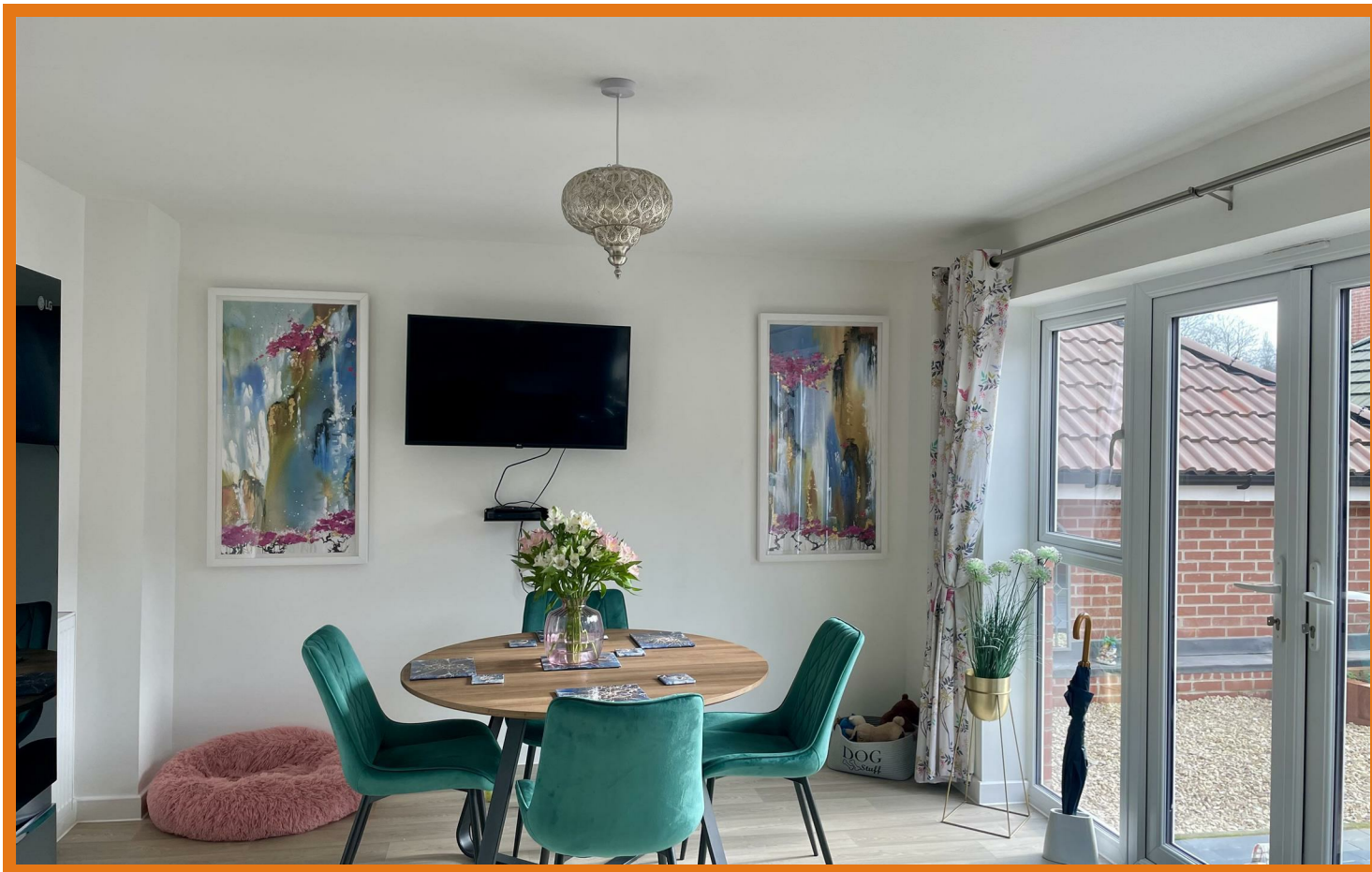
Situated in a quiet cul-de-sac within easy reach of Templecombe's shops and everyday amenities, this substantial detached family home offers generous, well-balanced accommodation designed for modern living. The property combines space, practicality and energy efficiency, making it ideally suited to growing families or those seeking flexible work-from-home arrangements.

The layout has been thoughtfully arranged to create a natural flow between reception rooms and private areas, providing both sociable spaces and quieter retreats. Well-proportioned rooms, good natural light and a neutral finish throughout create a bright and welcoming atmosphere, ready for a new owner to personalise.

Particular attention has been given to practicality, with excellent storage options, a separate utility/cloakroom, and versatile ground floor space including a dedicated study. Solar panels contribute to improved energy efficiency, while the remaining 10-year build warranty offers valuable reassurance.

Externally, the property continues to impress with driveway parking for multiple vehicles, a double garage and a landscaped, low-maintenance rear garden arranged over two tiers. A substantial powered cabin provides additional flexibility, whether for hobbies, a home office or leisure use.

Overall, this is a spacious and versatile modern home in a convenient village setting, offering both comfort and long-term appeal.



Accommodation

Inside

The front door opens into a welcoming entrance hall with useful understairs storage and access to a ground floor cloakroom, which also incorporates plumbing for a washing machine, creating a practical utility space.

The sitting room is well proportioned and enjoys a comfortable outlook to the front. A separate study provides excellent flexibility, ideal for home working or use as a playroom. To the rear of the property, the open-plan kitchen/dining room forms the heart of the home. Fitted with modern units featuring soft-closing doors, the kitchen offers generous worktop space including a breakfast bar. Integrated appliances include a dishwasher, eye-level double electric oven and gas hob with splashback and extractor hood above, along with space for a fridge freezer. Wood-effect vinyl flooring runs throughout the ground floor (with the exception of the carpeted sitting room), enhancing the contemporary feel.

Double doors open directly onto the garden, creating an excellent flow for entertaining.

On the first floor are four double bedrooms. Two bedrooms benefit from en suite shower rooms, while three bedrooms enjoy fitted wardrobe or storage space. The family bathroom is well appointed and serves the remaining accommodation.

Outside

The front garden is fully enclosed and laid to Cotswold stone chippings for ease of maintenance. To the rear, the garden is also designed with low maintenance in mind and arranged over two tiers, again laid to Cotswold stone with a large patio area and raised decking — ideal for outdoor dining and relaxation. A substantial cabin with power provides excellent additional space, suitable for a variety of uses. The property further benefits from a double garage and driveway parking for up to four vehicles.

Useful Information

Energy Efficiency Rating B
Council Tax Band D
uPVC Double Glazing
LPG Central Heating from a Communal Tank
Mains Drainage
Freehold

Location and Directions

Templecombe is a well-served Somerset village offering a range of everyday amenities including a primary school, village shop, public house and mainline railway station with direct services to London Waterloo and Exeter. The village enjoys a strong sense of community and is surrounded by attractive countryside, while remaining conveniently positioned for access to nearby towns such as Sherborne, Wincanton and Yeovil.
Postcode - BA8 0DG
What3words - ///priced.torch.factually

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.