

Rolfe East



Behind Hayes Lane, South Cheriton, BA8 0BR

Guide Price £450,000

- HUGE 4-5 BEDROOM DETACHED HOME (2107 SQUARE FEET)
- TOP VILLAGE ADDRESS ONLY A SHORT DRIVE TO SHERBORNE!
- HUGE SCOPE TO EXTEND / RECONFIGURE TO CREATE ANNEXE (subject to planning).
- SHORT DRIVE TO SHERBORNE AND WINCANTON PLUS RAILWAY STATION TO LONDON.
- EXTENSIVE COUNTRYSIDE VIEWS FROM MANY OF THE WINDOWS.
- LARGE DRIVEWAY AREA - PARKING FOR 4 CARS OR MORE IDEAL FOR MOTORHOME!
- SPACE AND NATURAL LIGHT ARE THE MAIN THEMES OF THIS STYLISH FAMILY HOME!
- LARGE 0.15 ACRES GARDENS AND LEVEL PLOT!
- DETACHED NATURAL STONE BARN / WORKSHOP - IDEAL FOR ARTISTS STUDIO!
- SOLAR PANELS, OIL-FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.

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Hayes Corner Behind Hayes Lane, South Cheriton BA8 0BR

HUGE 4-5 BEDROOM DETACHED HOME (2107 SQUARE FEET)! EXTENSIVE COUNTRYSIDE VIEWS FROM MANY OF THE WINDOWS! LARGE 0.15 ACRES GARDENS AND PLOT! TOP VILLAGE ADDRESS ONLY A SHORT DRIVE TO SHERBORNE! LARGE DRIVEWAY AREA PROVIDING PARKING FOR FOUR CARS OR MORE PLUS ENCLOSED STORAGE AREA FOR CARAVAN/MOTORHOME! DETACHED NATURAL STONE OUTBUILDING/WORKSHOP - IDEAL FOR WOOD TURNING OR ARTISTS STUDIO! THIS PROPERTY HAS HUGE SCOPE TO EXTEND OR RECONFIGURE TO INCORPORATE ATTACHED ANNEXE (subject to the necessary planning permission)! SPACE AND NATURAL LIGHT ARE THE MAIN THEMES OF THIS FULLY RENOVATED FAMILY HOME! This amazing home has fabulously spacious living accommodation comprising entrance reception greeting hall (13'11 x 8'7), sitting room (17'11 x 16'), 'wow-factor' kitchen breakfast room (22'10 x 11'9) with large utility cupboard, dining room (15'4 x 10'4), office/ground floor occasional bedroom five and downstairs WC. On the first floor there is a large landing area, four generous double bedrooms - one with en-suite shower room and a family bathroom. The property boasts six solar panels, oil fired central heating system, uPVC double glazing and Wessex full fibre broadband. The driveway provides off road parking for four cars or more with double timber gates giving vehicular access to a further side area providing the perfect storage area for a caravan or motorhome. There is a detached, natural stone barn measuring 18'2 x 9'9 that has light and power connected. The plot and lovely, level gardens extend to approximately 0.15 of an acre. This superb home is situated in South Cheriton, a short walk to The White Horse Alehouse being the South Cheriton village Pub with Good Food and Ambience plus church and a garage. Nearby Charlton Horethorne offers The Kings Arms, an award winning superb public house hotel offering great food and ambience.



Council Tax Band: E



There is also a village store, active village hall, attractive central village green, primary school and church. Horse riding, walking and sporting opportunities are plentiful. This large home is only a short drive to Wincanton town and the sought-after, historic town of Sherborne with its superb boutique high street with cafes, restaurants, Waitrose store, Sainsburys store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. Sherborne has also recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House. It is also a short drive to the mainline railway station, making London Waterloo directly in just over two hours.

uPVC double glazed front door to

ENTRANCE RECEPTION HALL: 13'11 maximum x 8'7 maximum. A generous entrance reception hall providing a greeting area and a heart to the home, uPVC double glazed window to the side, timber effect flooring, radiator, staircase rises to the first floor, door leads to hall cupboard space with telephone point. Doors lead off the entrance hall to the main ground floor rooms.

SITTING ROOM: 17'11 maximum x 16' maximum. A generous main reception room enjoying a light dual aspect, large uPVC double glazed window to the front boasting a sunny westerly aspect, uPVC double glazed window to the side enjoying a southerly aspect, two radiators, open fireplace recess with hearth. Glazed doors from the sitting room and the entrance hall lead to the

KITCHEN BREAKFAST ROOM: 22'10 maximum x 11'9 maximum. A simply fantastic open plan kitchen breakfast room enjoying a light dual aspect with uPVC double glazed window to the side, uPVC double glazed window to the rear, uPVC double glazed door to the rear, an extensive range of contemporary kitchen units comprising stone work surface and surrounds, ceramic sink bowl and drainer unit with mixer tap over, a range of drawers and cupboards under, integrated dishwasher, cupboard houses water softener, under counter fridge and freezer, inset electric induction hob, glass splashback, built in Neff double oven and grill, a range of matching wall mounted cupboards, wall mounted concealed cooker hood extractor fan, wall mounted glazed display cabinets, breakfast bar, space for breakfast table, radiator, space for upright fridge freezer, timber effect flooring. Glazed door leads back to the entrance reception hall. Sliding doors lead to utility cupboard space providing space and plumbing for washing machine and tumble dryer, light and power connected, shelving. Entrance from the kitchen breakfast room leads to the

DINING ROOM: 15'4 maximum x 10'4 maximum. Able to accommodate large dining room table, uPVC double glazed double French doors and side lights open onto the patio side garden, timber effect flooring, painted panelling to dado height, moulded dado rail, timber effect flooring, radiator.

Doors from the entrance reception hall lead to

OFFICE / OCCASIONAL GROUND FLOOR BEDROOM FIVE: 10'5 maximum x 8'8 maximum. uPVC double glazed windows to the front and side, radiator, TV ariel attachment.

CLOAKROOM / WC: 5'3 maximum x 4' maximum. Fitted low level WC, pedestal wash basin, uPVC double glazed window to the rear.

Staircase rises from the entrance reception hall to the

FIRST FLOOR LANDING: 11'6 maximum x 16'7 maximum. A generous landing area, uPVC double glazed window to the side, ceiling hatch to loft space, doors lead to shelved airing cupboard housing lagged hot water cylinder and immersion heater. Doors lead off the first floor landing to the first floor rooms.

BEDROOM ONE: 17'10 maximum x 15'11 maximum. A simply huge main double bedroom enjoying a light dual aspect with uPVC double glazed windows to the front and side, side enjoys extensive countryside views and a sunny southerly aspect, two radiators, fitted wardrobe cupboard space.

BEDROOM TWO: 11'7 maximum x 10'3 maximum. uPVC double glazed window to the side enjoying extensive countryside views, radiator. This is a through-bedroom leading to

BEDROOM THREE: 16'5 maximum x 10'5 maximum. uPVC double glazed window to the side enjoying a sunny south facing aspect and extensive countryside views, radiator. Panel door leads to

EN-SUITE SHOWER ROOM: 7'5 maximum x 3'5 maximum. A white suite comprising low level WC, pedestal wash basin, tiled splash back, glazed shower cubicle with wall mounted electric shower over, tiling to splash prone areas, uPVC double glazed window to the side, extractor fan, electric heater.

BEDROOM FOUR: 16'3 maximum x 8'9 maximum. A generous fourth double bedroom enjoying a light dual aspect with uPVC double glazed windows to the front and side, radiator, telephone point.

FAMILY BATHROOM: 9'3 maximum x 6'1 maximum. A modern white suite comprising low level WC, ceramic wash basin in worksurface, tap stand, tiled splash back, storage drawers under, p-shaped panel bath with glazed shower screen over, wall mounted electric shower over, tiling to splash prone areas, uPVC double glazed window to the rear, radiator.

OUTSIDE:

The property stands in a generous level plot and gardens extending to 0.15 acres. Driveway access from the road leads to a brick paved private driveway providing off road parking for 4-5 cars, outside security lighting, area to store recycling containers and wheelie bins. Brick paved pathway leads to the front door. Double timber gates give vehicular access to a further enclosed driveway parking area providing parking for 1 more car and leading to side patio area. This picturesque patio side garden boasts a sunny south facing aspect, large, picturesque fishpond, patio currently accommodates hot tub and power point. Double doors lead to

DETACHED NATURAL STONE BARN: 18'2 maximum x 9'9 maximum. Double glazed Velux ceiling window to the side, exposed beams, light and power connected.

There is access on both sides of the property leading to the rear of the property. Side area houses oil tank and external oil boiler, rainwater harvesting butt. At the rear of the property there is a brick paved patio with outside power point, outside light, outside tap, a variety of well stocked flowerbeds and borders. Door leads to

ATTACHED GARDENERS WC: 4'11 maximum x 3'8 maximum. Low level WC, wall mounted wash basin.

Entrance from the rear patio leads to the

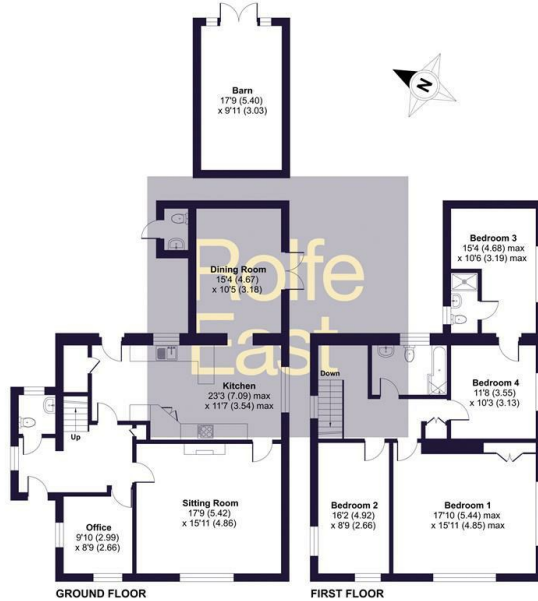
MAIN REAR GARDEN: This generous lawned rear garden is level and enclosed by a mixture of natural stone walls and timber fencing. It is particularly pretty and boasts a variety of well stocked flowerbeds and borders, greenhouse, timber garden shed, a variety of mature plants, trees, shrubs and mature fruit trees.



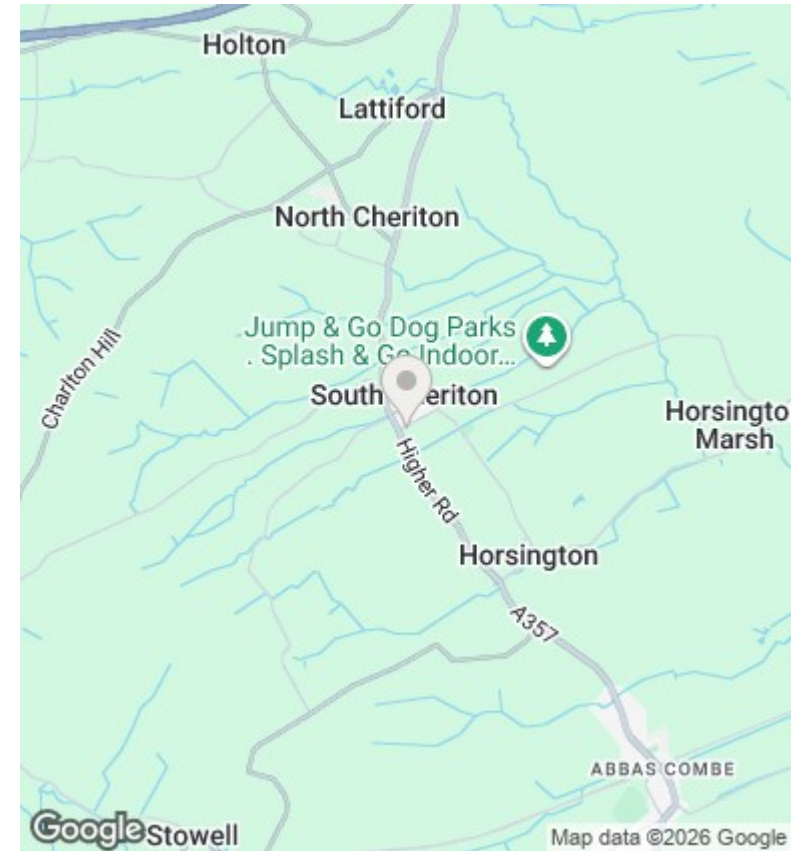


Hayes Corner, South Cheriton, Templecombe

Approximate Area = 1916 sq ft / 178 sq m
 Outbuilding = 196 sq ft / 17.7 sq m
 Total = 2107 sq ft / 195.7 sq m
 For identification only - Not to scale



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rnichecom 2026. Produced for Rofe East Developments Ltd. REF: 1479512



Directions

Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	