



HAMBLEDON
ESTATE AGENTS

THE CHANTRY
BUCKHORN WESTON
SP8 5HS



£500,000

The Chantry, Church Hill, Buckhorn Weston, SP8 5HS.

An individual four-bedroom chalet-style bungalow situated in the highly sought-after village of Buckhorn Weston, this spacious property offers versatile accommodation over two floors with potential for multi-generational living.

The property's thoughtfully arranged layout includes a converted loft, providing two first-floor bedrooms, an en-suite bathroom, and an additional shower room, all created by a previous owner. The remainder of the accommodation is on the ground floor and features a spacious sitting room with French doors opening onto a paved terrace, a large kitchen/dining room with ample space for a family-sized table-perfect for everyday living and entertaining-plus a conservatory, cloakroom, family bathroom, and two generous double bedrooms, including a principal bedroom enjoying a stylish and contemporary en-suite shower room and walk-in wardrobe.

Outside, the property benefits from ample off-road parking leading to a large single garage with an attached timber shed. The rear garden is of excellent proportions and predominantly laid to lawn, offering a blank canvas for keen gardeners to create their ideal outdoor retreat. To the side, a large paved terrace provides an inviting space for alfresco dining and relaxation.

While the property would benefit from redecoration and some updating, a number of improvements have already been made, including a modern fitted kitchen and an impressive en-suite shower room.

In summary, this delightful home presents a wonderful opportunity to acquire a substantial and adaptable property in a desirable village location, with scope to further enhance and personalise to taste. The property is offered for sale with no forward chain.

LOCATION: Buckhorn Weston is a charming North Dorset village very close to the Dorset/Somerset border and within 3 miles of Gillingham and about 4 miles from Wincanton. The towns of Gillingham and Wincanton have a wide range of shops and services for everyday needs with Waitrose in Gillingham and a large Morrisons in Wincanton. There are many excellent state and private schools in the area and mainline services to London Waterloo from Gillingham and Templecombe and to Paddington from Castle Cary. The A303 is about 4 miles distant and the A30 is about 2 miles away giving excellent road access to London and the West Country.

ACCOMMODATION

UPVC double glazed front door to:

ENTRANCE HALL: A spacious L shaped hallway with radiator, double cloaks cupboard, airing cupboard housing hot water tank and broom cupboard.

SITTING ROOM: 23'9" x 12'11" A light and airy room with a large double glazed window to the front aspect and double glazed patio doors giving access to a large paved patio to the side of the property. Attractive fireplace, coved ceiling and two radiators.

KITCHEN/DINER: 21'4" x 12' A large kitchen/diner ideal for everyday family life and entertaining. Inset 1¼ bowl single drainer stainless steel sink unit with cupboard below, further range of modern handless wall, drawer and base units with work surface over, built-in electric oven and microwave, inset four ring electric hob with extractor over, space and plumbing for dishwasher, double glazed window to rear aspect, larder unit and *Dining Area* with two radiators, double glazed window to side aspect and double glazed French doors opening to the conservatory.

CONSERVATORY: 22'1" x 8' Radiator, double glazed windows with an outlook over the garden, cupboard housing oil fired boiler and door to rear garden.

BEDROOM 1: 13'1" x 10'5" Radiator, double glazed window to front aspect, walk-in wardrobe and door to:

EN-SUITE SHOWER ROOM: A modern stylish suite with a large shower enclosure with tiled bench and walls, low level WC, wall hung wash basin with tiled splashback and mirror over, smooth plastered ceiling with downlighters, heated towel rail and double glazed window

to rear aspect.

BEDROOM 2: 9'7" x 9'1" Radiator and double glazed window to front aspect.

BATHROOM: Panelled bath with shower over, low level WC, pedestal wash hand basin, heated towel rail and double glazed window to rear aspect.

From the entrance hall stairs to first floor landing.

FIRST FLOOR

BEDROOM 3: 18 x 14'1" (to front of wardrobe) A spacious bedroom with plenty of natural light. Dual aspect double glazed windows to side and rear aspects, two velux style windows, radiator and fitted wardrobes.

BEDROOM 4: 16'10" x 10'6" Radiator, built-in wardrobe, double glazed window overlooking the rear garden, velux style window to front aspect and door to:

EN-SUITE BATHROOM: Panelled bath with mixer tap and shower attachment, low level WC, tiled to splash prone areas, wall hung wash basin, electric shower point and eves cupboard.

SHOWER ROOM: Shower enclosure, low level WC, vanity wash basin unit, heated towel rail and double glazed window to rear aspect.

GARAGE: 19' x 11'1" A large single garage with an electric door, light and power. Attached to the side of the garage is a useful timber shed 9'8" x 9'4".

SERVICES: Mains water, electricity, drainage, oil fired central heating and telephone all subject to the usual utility regulations.

COUNCIL TAX BAND: E

TENURE: Freehold

VIEWING: Strictly by appointment through the agents.

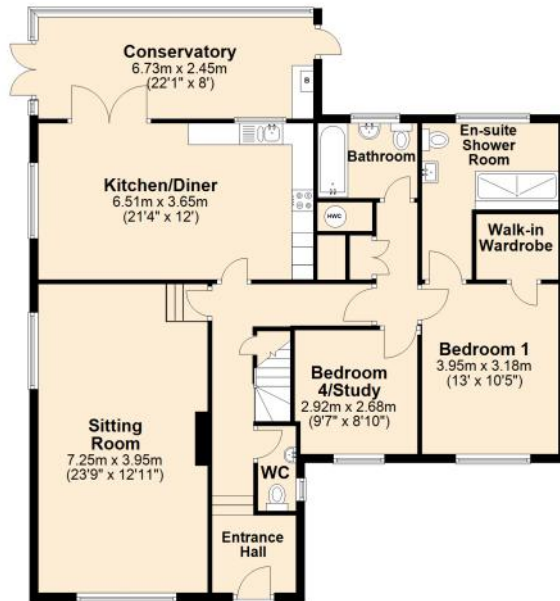
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



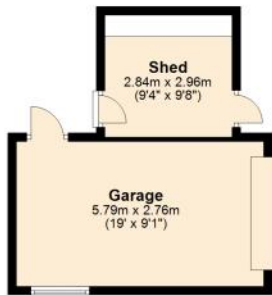
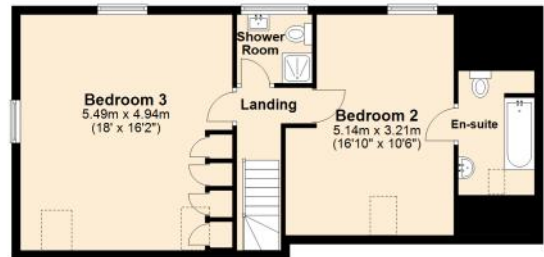
Ground Floor

Approx. 130.1 sq. metres (1400.5 sq. feet)



First Floor

Approx. 63.7 sq. metres (685.4 sq. feet)



Total area: approx. 193.8 sq. metres (2085.9 sq. feet)





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