



HAMBLETON
ESTATE AGENTS

**GRAYSIDE
SOUTH CHERITON
BA8 0BG**



£425,000

- ◆ **INDIVIDUAL DETACHED BUNGALOW**
- ◆ **DELIGHTFUL SITTING ROOM ◆ KITCHEN/BREAKFAST ROOM**
- ◆ **UTILITY ROOM ◆ MASTER BEDROOM WITH EN-SUITE**
- ◆ **FURTHER 2 BEDROOMS ◆ CAR PORT & OFF ROAD PARKING**
- ◆ **OIL FIRED CENTRAL HEATING ◆ LOW MAINTENANCE GARDEN**

Grayside, South Cheriton, Templecombe, BA8 0BG.

Tucked away in the corner of a small development, *Grayside* is a delightful three bedroom detached bungalow situated in one of the area's most desirable villages.

Built in 2008 by the well-regarded local developer Pearce Properties Ltd, this attractive home features attractive stone elevations beneath a tiled roof. The spacious and well-designed accommodation is centred around a welcoming entrance hall, offering a comfortable and versatile layout.

The dual aspect living room is a standout feature, with a wood-burning stove creating a warm and cosy focal point. The adjoining kitchen is well-appointed with a range of fitted units, integral oven, hob, and extractor. There is also space for a fridge-freezer and dishwasher, and ample room for a dining table, making it ideal for everyday family life.

A separate utility room provides additional storage, a sink unit, space for a washing machine, and convenient outdoor access.

The three bedrooms are thoughtfully arranged off the hallway. The master bedroom is a generous double with its own en-suite shower room. A second double room benefits from fitted furniture and a built-in wardrobe, while the third bedroom makes an ideal single room or home office. A family bathroom, complete with a modern white suite and shower over the bath, serves the remaining bedrooms.

Outside, a shared driveway leads to private gated off-road parking and a carport, which could also serve as a workshop with power connected. The garden is small and are designed for low maintenance, featuring raised beds ideal for vegetables or flowers, and multiple seating areas to enjoy the surroundings.

LOCATION: South Cheriton is a popular south Somerset village situated on the northern edge of the Blackmore Vale. The village is made up for the most part by period houses and cottages. The large villages of Horsington and Templecombe are a few minutes drive to the south where there are primary schools in both villages together with post office stores and a railway station connecting with London Waterloo in Templecombe. More extensive facilities can be found in Wincanton located a short drive to the north and the Abbey town of Sherborne to the south. The A303 can be joined at Wincanton giving good access to London and the Home Counties. South Cheriton is well placed for access to many of the areas best known independent schools including the schools at Sherborne, Hazelgrove, Kings Bruton, Port Regis and St Mary's at Shaftesbury.

ACCOMMODATION IN DETAIL:

Storm porch with porch light and front door to:

ENTRANCE HALL: A spacious hallway with radiator, airing cupboard housing hot water tank with shelf for linen and smooth plastered ceiling with hatch to loft.

SITTING ROOM: 19'8" x 16'9" A delightful light and airy room with a fireplace fitted with a wood burning stove as its focal point. Two radiators, coved and smooth plastered ceiling, two double glazed windows to front aspect and double glazed French doors opening to a secluded paved patio ideal for al fresco dining.

KITCHEN/BREAKFAST ROOM: 13'4" x 10'3" Inset 1¼ bowl single drainer stainless steel sink unit with cupboard below, further range of matching wood fronted wall and base units with a drawer line and work surface over, built-in electric double oven with inset electric hob and extractor above, space and

plumbing for dishwasher and tall fridge/freezer, radiator, coved and smooth plastered ceiling and door to:

UTILITY/BOOT ROOM: 8'8" x 5' Inset single drainer stainless steel sink unit with cupboard below, fitted shelving, space and plumbing for washing machine, oil fired boiler, double glazed window, coved and smooth plastered ceiling and door to side path.

BEDROOM 1: 11'10" x 9'8" Radiator, double glazed window to side aspect, coved and smooth plastered ceiling and door to:

EN-SUITE SHOWER ROOM: Large shower cubicle, low level WC, pedestal wash hand basin, double glazed window, fully tiled walls, electric shaver point, heated towel rail and coved and smooth plastered ceiling with extractor and downlighters.

BEDROOM 2: 11'7" x 8'8" Radiator, built-in double wardrobe, additional fitted wardrobes with overhead storage cupboards, coved and smooth plastered ceiling and double glazed window.

BEDROOM 3: 9'8" x 6'7" Radiator, coved and smooth plastered ceiling and double glazed window.

BATHROOM: Panelled bath with shower over, low level WC, pedestal wash hand basin, heated towel rail, double glazed window, light with shaver point and coved and smooth plastered ceiling with downlighters and extractor.

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

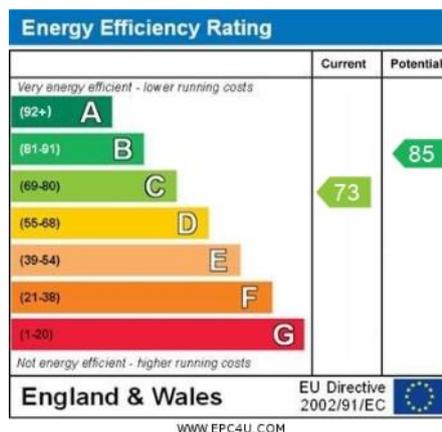
TENURE: Freehold

COUNCIL TAX BAND: D

DIRECTIONS - WHAT3WORDS: Headlight.taken.duck

VIEWING: Strictly by appointment through the agents.

IMPORTANT NOTICE For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide and they must not be relied upon as statements of fact. We have not carried out a detailed survey, or tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.





Ground Floor

Approx. 93.6 sq. metres (1007.7 sq. feet)



Total area: approx. 93.6 sq. metres (1007.7 sq. feet)





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