



Property Location

This stunning three-bedroom detached home rests in the desirable village of Rimpton, situated on the Somerset/Dorset Border. The bustling market towns of Sherborne and Yeovil are a short drive away and offer plenty of shops, restaurants, clubs, public and private schools and a hospital.

Home Farm Lane, Rimpton, BA22 8AS

Approximate Gross Internal Area = 123.6 sq m / 1330 sq ft
 Garage = 14.9 sq m / 160 sq ft
 Total = 138.5 sq m / 1490 sq ft

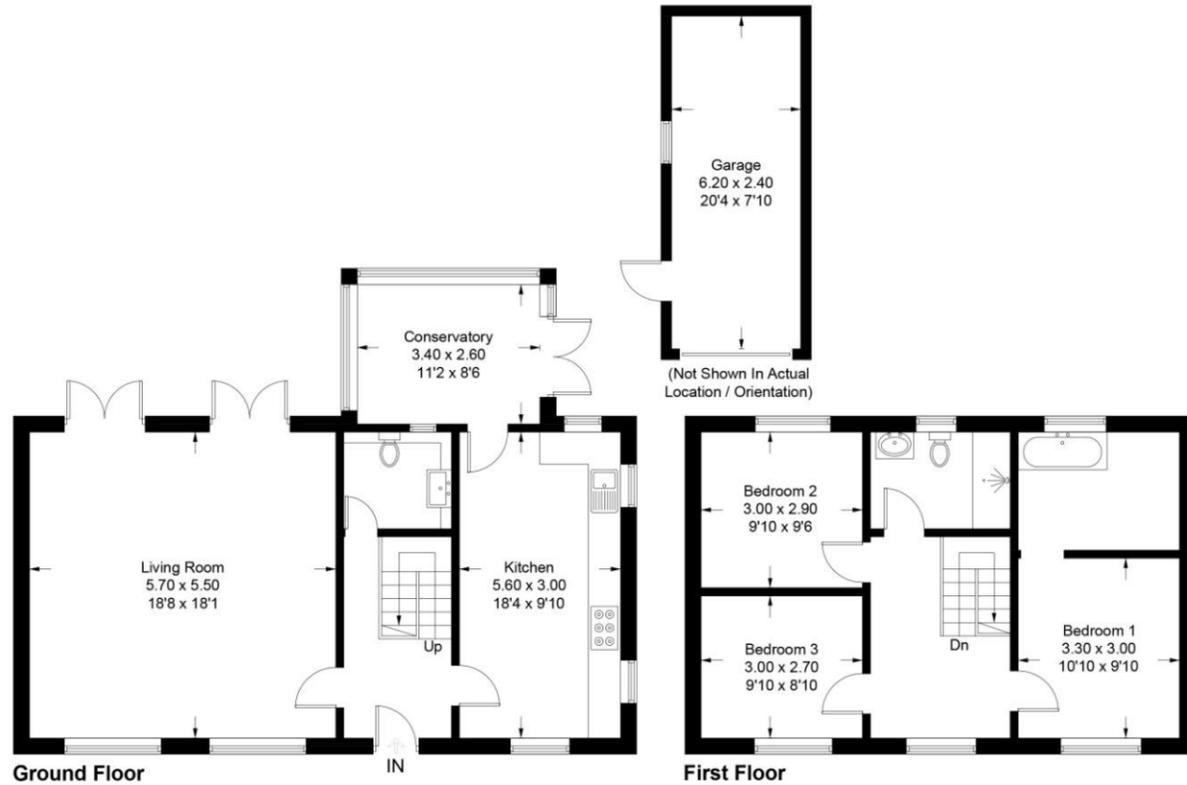


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1285034)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Home Farm Lane, Rimpton

Offers In Region Of £600,000

Home Farm Lane
Rimpton
BA22 8AS

Key features:

- Beautifully Presented Detached Home
- Desirable Village Setting
- Three Double Bedrooms
- Ample Driveway Parking and Garage
- Recently Refurbished to a High-Quality Finish
- Ground Floor W/C
- Scope for Possible Extension
- Conservatory
- Lovely Family Home



Why you'll like it

This beautifully presented three-bedroom detached property has been recently finished to the highest of standards. Featuring a modern kitchen, living room, conservatory, cloakroom, three double bedrooms, ensuite, family bathroom, carport, detached garage, fantastic garden offering countryside views and ample driveway parking. The property is nestled in the desirable village of Rimpton on the Somerset/Dorset border. The property has recently had fully upgraded storage heaters fitted throughout. Scope for extension subject to relevant planning approval. Viewing is highly recommended to truly appreciate what this property has to offer.

ENTRANCE HALL: Upon entering the property, you are welcomed into the bright and airy entrance hall which provides access to the living room, kitchen, cloakroom and the switch-back staircase which rises ahead. The hall is neutrally decorated and has beautifully finished Kardean herringbone oak flooring. Understairs storage cupboard. One radiator.

LIVING ROOM 18' 0" x 18' 8" (5.5m x 5.7m) The inviting, dual aspect living room features a centrally positioned marble fireplace and a multifuel burner. The living room has beautifully finished Kardean herringbone oak flooring and has neutral walls with a green feature wall. The room has double glazed windows to the front and two French doors opening to the rear garden. wall mounted lighting. One radiator.

KITCHEN 18' 4" x 9' 10" (5.6m x 3.0m) The modern, dual aspect kitchen has plentiful cream-coloured cabinets and drawers. Wooden work surfaces with inset white ceramic basin and drainer. The kitchen is complete with an integrated double fridge-freezer, dishwasher, washing machine and has a centrally located dual fuel, stainless steel Rangemaster oven and cooker hood above. Neutrally decorated walls and vinyl flooring. Ceiling spotlights and four double glazed windows to the front, side and rear of the property. One radiator.

CONSERVATORY 11' 1" x 8' 6" (3.4m x 2.6m) The double-glazed conservatory overlooks the private and enclosed rear garden. Double glazed French doors opening to the side and space for dining table and chairs. Tiled flooring.

CLOAKROOM 6' 6" x 5' 10" (2.0m x 1.8m) The downstairs cloakroom features wooden slimline cabinets and a large cupboard housing the recently installed water cylinder. The cloakroom consists of a two-piece suite comprising of white w/c and hand basin. The room has neutral walls and tiled flooring. Obscure double-glazed window to the rear of the property. One radiator.

STAIRS AND LANDING: The carpeted switch-back staircase rises to the first-floor landing which provides access to the three double bedrooms, family bathroom and loft hatch above. The landing has wooden banisters and chandelier lighting. Neutral walls and cream coloured carpet. Double glazed window. One radiator.

MASTER BEDROOM 9' 10" x 10' 9" (3.0m x 3.3m) The spacious master bedroom features an adjacent Ensuite and double-glazed window to the front of the property. Neutrally decorated walls and cream coloured carpet. One radiator.

ENSUITE 9' 10" x 7' 2" (3.0m x 2.2m) Directly adjacent to the master bedroom is the stylish ensuite with a large Jacuzzi style bathtub with double glazed windows allowing for the beautiful views across the rear garden and wider countryside. The room has neutral decoration and tiled flooring.

FAMILY BATHROOM 8' 6" x 5' 10" (2.6m x 1.8m) The family bathroom is fitted with a three-piece suite comprising of a white w/c, shower cubicle and hand basin with wooden storage cabinets below. The room has tiled walls and vinyl flooring. Ceiling spotlights and heated towel rail. Obscure double-glazed window to the rear.

BEDROOM TWO 9' 10" x 9' 6" (3.0m x 2.9m) A double bedroom with double glazed window to the rear of the property allowing for unobstructed views across the nearby fields. The room has neutral walls and cream coloured carpet. One radiator.

BEDROOM THREE 8' 10" x 9' 10" (2.7m x 3.0m) A double bedroom with double glazed window to the front of the property. Neutral walls and cream coloured carpet.

GARAGE 20' 4" x 7' 2" (6.2m x 2.2m) A generous single garage with an up-and-over door. Door access and window to the side.

OUTSIDE: To the front of the property is a sweeping driveway leading to the side carport and garage behind. The property benefits from ample parking and laid to lawn area with raised wall and shrubby borders. To the rear of the property is a beautiful and level private garden which is laid mostly to lawn with patio area and pergola. The garden backs onto nearby fields and boasts unobstructed views across. The garden has side access to the front and a car port parking space. The rear garden has raised bed and shrubby borders.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	67 D
39-54	E		
21-38	F		
1-20	G		

