

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



Acerbrook, Charlton Musgrove, Wincanton, BA9 8HG



## Accommodation

A lovely four-bedroom village family home located near to Bruton with a well-stocked mature and secluded rear garden backing onto open countryside, the property is set back with a hedged front garden providing a double garage and driveway with lots of parking.

There is a covered porch area to the front of the property with access via the glazed front door into the entrance hall with a recessed hanging area for coats. There is a spacious L shaped stairway to the first floor providing bright galleried landing and consequently a bright and welcoming hall.

The sitting room has a dual aspect providing a bright and open living space allowing light to flood in. There is a LPG gas wood burner effect fire with a marble surround. The sitting room enjoys access into the garden conservatory and the secluded rear garden beyond.

The separate dining room is accessed via the sitting room, through glazed and panelled French doors, and provides plenty of room for dining and views of the picturesque garden and countryside beyond. The dining room leads back into the hall and access into the kitchen / diner. The kitchen has an electric double oven and an LPG gas hob, with space for a dishwasher and fridge freezer.





A door from the kitchen leads into the utility room with sink and space for a washing machine, a door from the utility room leads into the downstairs cloakroom. The rear door from the kitchen leads into a covered passageway which lies between the house, the double garage and the workshop and provides protection from inclement weather.

To the first floor leading off the galleried landing there are four double bedrooms, two with built in wardrobes and vanity units. The primary bedroom has built in wardrobes with a window to the rear aspect, the second bedroom is a spacious double, whilst the third bedroom has a built-in wardrobe and vanity unit, the fourth double bedroom lies to the front aspect with views towards Alfred's tower. There is a family bathroom with bath, separate shower, basin and w/c.

### **Outside**

The gardens of Acerbrook are a lovely feature being secluded and planted with mature shrubs and fruit trees, to include plum, apple and pear, with the rear garden backing onto open countryside. There a large driveway to the front of the property; with a lawned garden with Camellias, Rhododendron, a selection of Acer and a Maple tree. To the rear of the property there is picturesque garden with fruit trees, a variety of roses and other mature shrubs. There is a sunny seating terrace with pergola, a double green house and a workshop to the rear of the double garage which is fitted with electric doors. This is the perfect garden for summer family gatherings. It is worth noting too that beyond the garden there is open countryside, with horses and sheep for that rural idyll.





***About the area***

Lying in the heart of the small village of Charlton Musgrove. There is a very active community which holds many events in the recently constructed village hall. The village is within easy driving distance of Bruton with all its eateries and amenities, including that of Hauser and Worth Gallery and the Roth Bar and Grill. Nearby are the small towns of Gillingham and Castle Cary, at Gillingham there is a direct train service to London Waterloo, whilst at Castle Cary there is a direct train service to London, Paddington. Other towns within commuting distance include the regional centre of Yeovil, the Abbey town of Sherborne and the cultural cities of Wells and Bath. There are many schools in the area - such as Kings Bruton, Sexeys School, Gillingham School and the Sherborne private schools and Millfield.

**Services**

**Mains - Electric - Drainage**

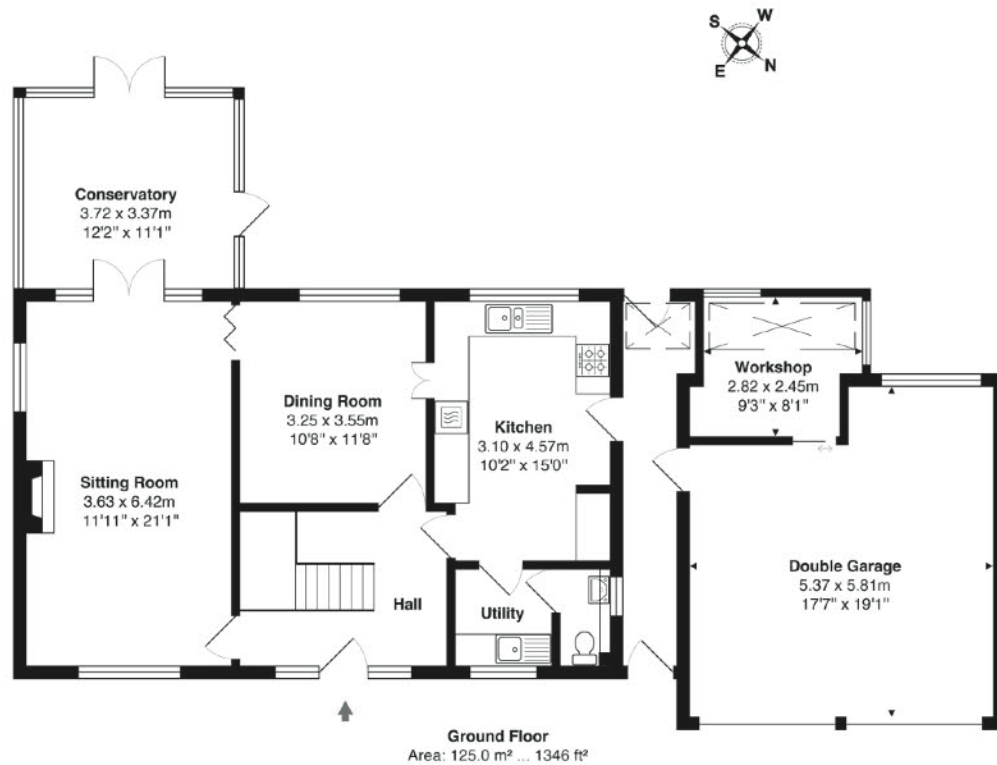
Tenure: Freehold

Energy Performance Rating: TBC

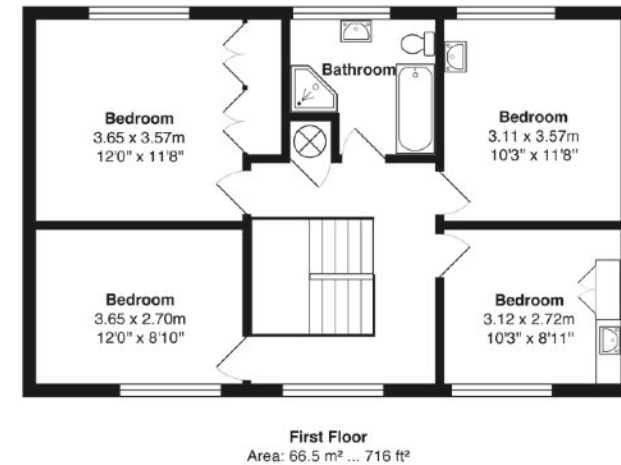
Council Tax Band: E



## Acerbrook, Charlton Musgrove



Approximate gross internal floor area of main building - 191.5 m<sup>2</sup> / 2,062 ft<sup>2</sup>



**IMPORTANT NOTICE** - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

**VIEWINGS** - interested parties are advised to check availability and current situation prior to travelling to see any property.



