





# Station Road, Milborne Port

Set back from the road along a private drive, this stunning architecturally and individually designed Victorian farmhouse style detached home offers an exceptional living experience on a quarter-acre plot. With approximately 2,097 sq. ft./195 sq. m of internal living space, this beautifully designed property blends modern comfort with practical luxury.

Inside, you'll find four spacious double bedrooms, including two with en-suite shower rooms, plus a well-appointed family bathroom. The generous living spaces include a large sitting room with a feature stone fireplace and gas fire, perfect for cosy evenings. The large dining room offers an ideal space for entertaining guests, while the kitchen/breakfast room provides a welcoming environment for family meals. A wonderful garden room, with panoramic views over the rear garden, adds an extra touch of elegance and tranquility. A dedicated study area and an adjoining utility room complete the functional layout.

The large low-maintenance gardens feature neatly lawned areas, a paved sun terrace, and a charming verandah at the rear—ideal for outdoor relaxation and entertaining. A dedicated vegetable area with greenhouses provides the perfect space for homegrown produce.

Designed for energy efficiency, the home benefits from photovoltaic panels for hot water and underfloor heating on the ground floor. Secure gated parking accommodates three to four cars, complemented by a double garage for additional storage or vehicle space.

This exceptional property combines privacy, practicality, and modern sustainability—perfect for those seeking a high-quality home in a peaceful yet convenient location.









## The Property

### Accommodation

#### Inside

##### Ground Floor

The property is approached from the drive to a storm porch with a panelled door that opens into a welcoming reception hall with stairs rising to the first floor and doors leading off to the cloakroom, sitting room, dining room and kitchen/breakfast room. There is stylish wood effect flooring that continues into the sitting room, dining room and cloakroom. The spacious sitting room benefits from a triple aspect with nearly full height windows to the front and side and double doors opening out to the back of the house. For a focal point there is a polished stone fireplace with a coal effect gas fire. The large formal dining room also has a window to the rear and double doors opening out to the verandah.

The kitchen has plenty of space for a dining table and chairs and is ideal for meals with family. It is fitted with a range of natural wood Shaker style units consisting of floor cupboards, larder cupboard, separate drawer units and eye level cupboards. There is a generous amount of work surfaces with a tiled splash back and a one and half bowl sink with a swan neck mixer tap. The microwave is built in with storage cupboards above and there is an integrated dishwasher and fridge/freezer as well as a range style cooker with an extractor hood above plus a water softener. For practical reasons, the floor is tiled and this carries through into the study area, utility and garden room.

An arch from the kitchen opens to an adaptable space that is ideal as a study or work from home and has access to the utility room and double doors and

steps down into a generously sized garden room with tri-folding doors out to the paved sun terrace.

##### First Floor

Stairs rise to a large, bright galleried landing with windows overlooking the frontage and doors to the bedrooms and family bathroom. The bathroom is fitted with a modern suite consisting of a WC, pedestal wash hand basin and bath. All four bedrooms are generously sized doubles with built in wardrobes and the principal bedroom and bedroom two have the advantage of an en-suite shower room.

#### Outside

##### Garage and Parking

The property is accessed from the private drive onto its own gated gravelled frontage with space to park four cars and leads to the double garage with up and over doors and fitted with light and power.

##### Garden

From the drive there is access to the side garden. This is mostly laid to lawn with areas ready for vegetable planting and enclosed in part by beech hedging and timber fencing. There is also a greenhouse and paved seating area. The rear garden offers excellent space being mostly laid to lawn with a large paved sun terrace immediately to the back of the house where there is also a verandah. At the bottom of the garden there is an open shelter that provides a delightful view over all the outside space and the house. Again, the garden is enclosed by beech hedging and timber fencing. Additionally, there are electric points and a garden shed. The garden enjoys excellent privacy and a sunny aspect and the total plot extends to about a quarter of an acre.

#### Useful Information

Energy Efficiency Rating C

Council Tax Band G

uPVC Double Glazing

Gas Fired Central Heating - new boiler and header tank - Underfloor heating on the ground floor

Mains Drainage

Freehold

Right of Way over the drive to the property

Photovoltaic Panels for hot water

There is also a security alarm and linked smoke detectors.

### The Location

#### Milborne Port

Milborne Port is a historic village and civil parish in Somerset, England, near the Dorset border and just a short drive from the market town of Sherborne. Once an important Saxon borough, it later became a market town and was represented in Parliament until the 19th century. The village features picturesque stone cottages, St. John the Evangelist Church with its Norman tower, and a strong sense of community.

Milborne Port offers modern amenities, including local shops, pubs, and the well-regarded The Spire restaurant, known for its quality dining experience. The village also has good educational facilities, including a primary school, making it a great place for families. With scenic countryside walks and easy access to Sherborne's wider range of services and transport links, Milborne Port blends rural charm with convenience.

#### Directions

##### From the A30

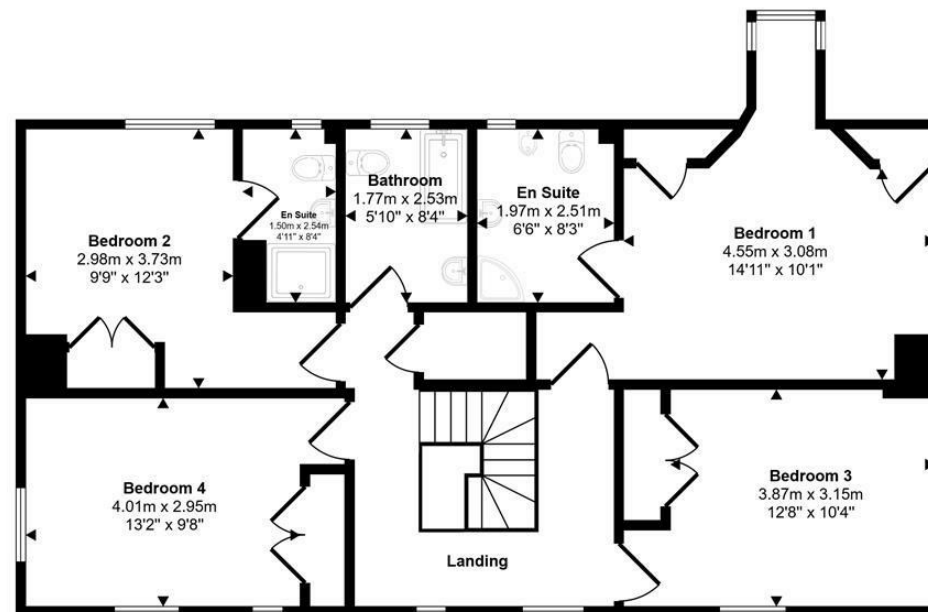
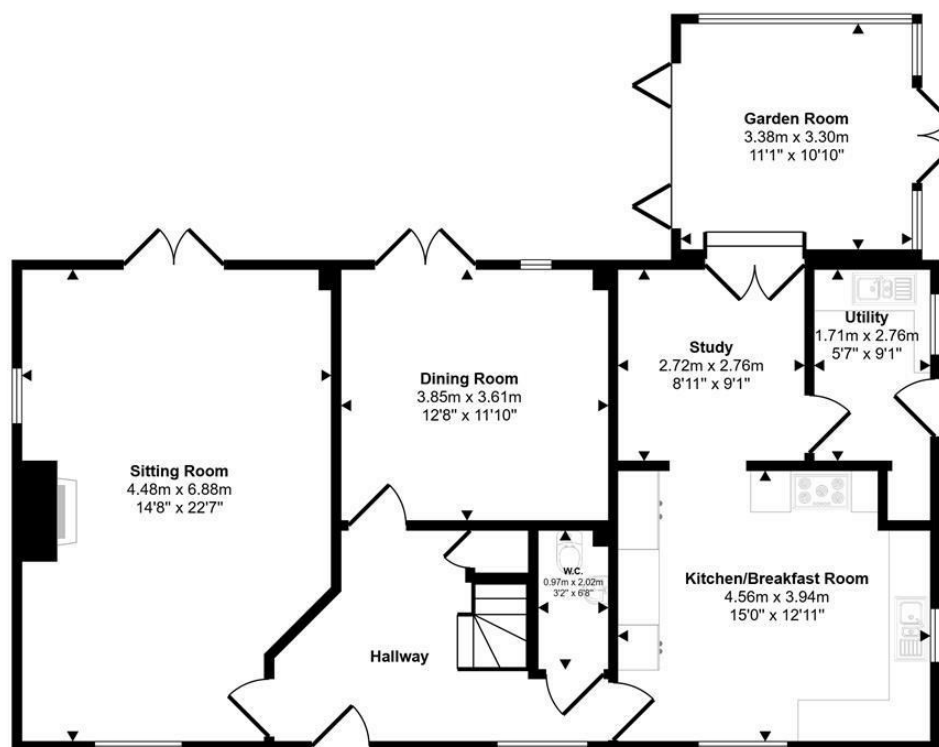
From the A30 turn into North Street, which leads into Station Road. Just after the right turn for Wheatsheaf Road, there is a stone wall - turn right at the end of this wall into a small development of just three homes. The property will be found straight ahead. Postcode DT9 5EH







Approx Gross Internal Area  
195 sq m / 2097 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

01747 824 547

Restways, High Street, Gillingham, Dorset, SP8 4AA  
gillingham@mortonnew.co.uk  
www.mortonnew.co.uk

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