



## 12 Manor Court, Stony Lane, Bishops Caundle, Sherborne

A modern, three bedroom detached property with an enclosed garden and double garage.

Guide Price **£420,000**

Freehold

Symonds  
& Sampson

ESTABLISHED 1858

# 12 Manor Court

12 Manor Court, Stony Lane, Bishops Caundle,  
Sherborne, DT9 5GD

Three bedroom detached property

Enclosed garden to the rear

Double garage

No onward chain

Superb far reaching rural views

Timber constructed studio

Popular village location

## Accommodation

Please see floor plan.

Viewing strictly by appointment through  
Symonds & Sampson Sherborne office on 01935 814488





### The Property

A three double bedroom detached property benefitting from having a double garage and an enclosed garden to the rear. The property is located in the sought after village of Bishops Caundle and is close to a range of amenities.

The front door of the property brings you into the entrance hall which has a radiator and a cloakroom comprising a WC, wash hand basin and heated towel rail.

To the left of the entrance hall is the kitchen/ dining room with windows looking to the front. The kitchen is fitted with modern, wall base and drawer units, a breakfast bar with space for stools under, a 1 ½ bowl stainless steel sink with a mixer tap and drainer, electric hob with extractor hood over and an electric oven. There is an integral fridge freezer and space/ plumbing for a dishwasher.

A utility room is located off the kitchen and is fitted with further base units and has space/ plumbing for appliances such as a washing machine and tumble dryer.

French doors from the dining area bring you into the conservatory with windows to the rear and sides and a further set of French doors taking you out to the garden. There is also an electric heater.

The sitting room has a window looking to the front, a radiator and a set of French doors opening out into the rear garden.

Stairs from the entrance hall bring you up to the first floor landing with windows to both the front and rear, a radiator and a loft hatch.

Bedroom one has a radiator, window enjoying pleasant views to the rear and a built in wardrobe. It also benefits from having an en-suite bathroom comprising a WC, wash hand basin, heated towel rail and shower unit with both a regular and rainfall shower head. A window looks to the side.

Bedrooms two and three both have radiators and windows enjoying views of the surrounding countryside.

There is a family bathroom comprising a shower over the bath, WC, wash hand basin and heated towel rail. An obscured window looks to the front.

### Outside

To the rear of the property is an enclosed garden which is predominantly laid to lawn with a patio area abutting the house. A path leads to a side gate providing access to the garage and there is a timber constructed studio with windows looking to the front and side.

A double garage is located to the rear of the property with two up and over doors and light/ power connections.

### Situation

Bishops Caundle is a small village on an elevated ridge overlooking Blackmore Vale countryside. There is a historic village church and the popular White Hart public house. Also, there is a village shop and post office, primary school, village hall and garage with shop. 6 miles away is the Abbey town of Sherborne with its historic architecture, boutique and

national high street shops, sports centres and two supermarkets.

**Directions**

From Sherborne proceed onto the A352 then A3030 signed Sturminster Newton. Enter Bishops Caundle village and carry on until you come to the left hand turning for Stony Lane. Take the turning and then take the second left into Manor Court. The property will be located on the right hand side and can be identified by our For Sale Board.

**Services**

Mains electricity, water and drainage  
 Air Source Heat Pump – heating and hot water  
 Dorset County Council – [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

**Council Tax Band: E**  
**EPC: B**

JMY/08/03/2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>116</b>
(81-91)	<b>B</b>	<b>85</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Stony Lane, Bishops Caundle, Sherborne**

Approximate Area = 1271 sq ft / 118 sq m  
 Garage = 409 sq ft / 37.9 sq m  
 Studio = 150 sq ft / 13.9 sq m  
 Total = 1830 sq ft / 170 sq m  
 For identification only - Not to scale



Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Symonds & Sampson. REF: 945680



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