



Tresillian, Hermitage, Dorchester, Dorset

Tresillian is a well presented, detached bungalow offering spacious accommodation throughout. The property is situated on a generously sized plot with gardens to the front, side and rear.

Guide Price

£550,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Tresillian, Hermitage, Dorchester, Dorset, DT2 7BB

- Three bedroom detached bungalow
- Spacious accommodation throughout
 - En-suite to the master bedroom
 - Private wrap around garden
 - Driveway parking and garage
 - Peaceful village location
 - Council Tax Band: D

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





A well proportioned, three bedroom bungalow situated within the picturesque village of Hermitage.

Accommodation

The front door of the property brings you into the welcoming entrance hall which has attractive wooden flooring, windows looking to the front and a built in cupboard housing the hot water system.

A door from the entrance hall leads you into the kitchen which then opens into the family room.

The kitchen is fitted with a range of wall, base and drawer units, a Belfast sink with mixer tap and built in coffee machine. There are connections / space for kitchen appliances including an electric cooker and fridge freezer.

The family room is a wonderfully bright space with windows to either side and a set of Bi-fold doors opening out into the garden.

A door from the kitchen brings you to the utility room which is fitted with further base and drawer units and has space for appliances such as a washing machine and tumble dryer. A window looks to the rear and a uPVC stable door provides access to the garden.

The sitting room has a window looking to the front, a radiator and a fireplace fitted with a wood burning stove.

Bedroom one is generously sized and has fitted wardrobes, a radiator and a window overlooking the garden. The en-suite bathroom comprises a WC, wash hand basin with vanity under, heated towel rail and shower unit fitted with both a regular and rainfall shower head.

Bedrooms two and three both have windows and radiators with bedroom three having fitted wardrobes.

A family bathroom comprises a WC, wash hand basin with vanity under, heated towel rail, bath with bath shower mixer and a separate shower unit. An obscure window looks to the side.

Outside

A wooden gate brings you onto the gravelled driveway which has plenty of space for parking multiple vehicles and light/ power connected garage.

The garden wraps the whole way around the property with an enclosed section to the front containing a variety of mature shrubs, trees, flowers and bushes.

To the rear of the property, a patio area abuts the utility room with a

path running around the perimeter. There is a large area of laid to lawn with steps leading down to a shingled seating area.

Situation

Hermitage is about 5 miles south of the historic Abbey town of Sherborne with a wide range of facilities and main line railway station to London Waterloo. The nearby village of Longburton has a public house, village hall and church. The regional centre of Yeovil and the County town of Dorchester are about 12 and 10 miles respectively. There is a network of footpaths and bridleways over the surrounding countryside for walking and riding. There are golf courses at Sherborne and Yeovil. There is a wide selection of state and independent schools in the area including The Gryphon, Sherborne Boys and Girls, Leweston, Milton Abbey, St Mary's Shaftesbury, Bryanston and Clayesmore. Prep schools include Sherborne, Leweston, Sunninghill, Knighton House, Hanford and Sandroyd.

Services

Mains electricity and water
 Oil central heating
 Underfloor heating in the kitchen and family room
 Private drainage via septic tank
 Dorset County Council – www.dorsetcouncil.gov.uk
 Council Tax Band: D
 EPC: D

Directions

From Sherborne take the A352 southbound towards Dorchester, passing through the village of Longburton, turn right after about 2 miles signposted to Hermitage/Hilfield. On entering Hermitage, the property will be found on the left hand side and can be identified by our For Sale Board.

Tresillian, Hermitage, Dorchester

Approximate Area = 1485 sq ft / 137.9 sq m
 Garage = 147 sq ft / 13.6 sq m
 Total = 1632 sq ft / 151.6 sq m

For identification only - Not to scale



GROUND FLOOR

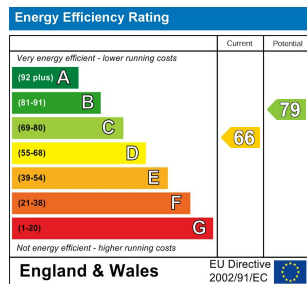


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 976137



Directions

From Sherborne take the A352 southbound towards Dorchester, passing through the village of Longburton, turn right after about 2 miles signposted to Hermitage/Hilfield. On entering Hermitage, the property will be found on the left hand side and can be identified by our For Sale Board.



SHE/JM/03/08/2023



01935 814488

Symonds & Sampson LLP
 4 Abbey Corner Half Moon Street, Sherborne, Dorset, DT9 3LN

sherborne@symondsandsampson.co.uk
 www.symondsandsampson.co.uk

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

