



Atlas House, Bradford Road, Sherborne, Dorset DT9 6BP

Guide Price £1,285,000 Freehold

Symonds
& Sampson

ESTABLISHED 1858

An immaculate, modern five bedroom detached house built by the renowned local builders RE Pearce Properties in 2016, situated on one of Sherborne's most prestigious roads.

Atlas House

Bradford Road, Sherborne, Dorset
DT9 6BP

Five bedrooms, five en suites

Impressive open plan living space

Immaculately presented throughout

Underfloor heating to the ground floor

Sought after location

Accommodation

Please see floor plan.

Viewing

Strictly by appointment through Symonds &
Sampson

Sherborne office on 01935 814488





The Property

A beautiful, high specification five bedroom, five bathroom detached house with a stunning open plan living and entertaining space, stylish fitted kitchen and a double garage. The property has a lovely lawned front garden and ample driveway parking, whilst the rear garden is an ideal entertaining space, laid to patio for easy maintenance. Situated on Bradford Road, one of Sherborne's most prestigious residential roads, whilst still within easy reach of the town centre and train station.

Accommodation

The front door opens into an entrance lobby with a cloakroom comprising WC and wash basin, stairs rising to the first floor, a door into the kitchen and double doors into the living/dining area.

A hugely impressive open plan room, the living/dining room has plenty of windows allowing in natural light and bi-folding doors to the rear patio, steps with glass balustrades lead down to the sun room, which has bi-folding doors onto the front patio and roof windows. The room is L shaped with the kitchen at the top, separated by a breakfast bar. The kitchen is fitted with stylish white wall, base and drawer units with quartz worktops, a one and a half bowl under mount sink with mixer tap and drainer grooves, a range of integral appliances including double oven, full length fridge and



freezer, dishwasher and induction hob with extractor hood over.

From the kitchen is a door leading into the utility room, which has access to the garden, garage and a study. The utility has fitted base units, a stainless steel sink with mixer tap and drainer and space/connections for a washing machine.

On the first floor is a landing with a double airing cupboard housing the hot water cylinder and three double bedrooms, all with en suites.

The master bedroom is double aspect with four built in wardrobes, the en suite comprises WC, vanity unit with wash basin, bidet, bath and separate walk-in shower with rainfall shower head.

Bedroom two overlooks adjoining fields and has three built in wardrobes, the en suite comprises WC, vanity unit with wash basin and a walk-in shower with rainfall shower head.

The third bedroom has a dormer window, three built in wardrobes and a lobby area to the en suite, which comprises WC, vanity unit with wash basin, bath and separate shower.

There are two further bedrooms on the second floor, bedroom four has built in wardrobes and an en suite comprising WC, vanity unit with wash basin and shower. Bedroom five enjoys views over the adjoining fields and also has an en suite comprising WC, vanity unit with wash basin and shower.

Outside

To the front is a block paved driveway providing ample off road parking and access to the double garage. There is an impressive front lawn with mature trees and a lovely patio area abutting the sun room.

The rear garden is laid to patio with raised flower beds and a stocked rockery. The garden is fully enclosed with side access to both sides and an outside tap.

The double garage has electric up and over doors and light/power connected.

Situation

The majority of the town's facilities lie within walking distance - 1 mile walk to Waitrose, the Abbey & the main shopping thoroughfare of Cheap Street. There is a main line railway station [1.5 miles] that provides a regular service to London Waterloo in 2h 12min.

Sherborne primary school is close by, as is The Gryphon secondary school. Sherborne is also well known for its independent schools - Sherborne Boys, Sherborne Girls & Leweston.





Directions

From our office on the corner of Half Moon Street and Digby Road, follow the road past our office and around to the left onto Westbury. At the junction turn right and proceed to the next junction, turning left on to Horsecastles. Proceed all the way to the end of the road and at the traffic lights turn right into Horsecastles Lane and after about a quarter of a mile turn left into Bradford Road. Continue on Bradford Road for 0.3 of a mile and the property will be found on the right hand side.

Services

Mains electric, gas, water and drainage.
Underfloor heating to ground floor.
Radiators to first and second floors.
Dorset Council - www.dorsetcouncil.gov.uk
Council Tax Band: G

AWW/30/06/2023

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 89 | 89 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



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Approximate Area = 4095 sq ft / 380 sq m (includes garage)

Limited Use Area(s) = 174 sq ft / 16 sq m

Total = 4269 sq ft / 396 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checon 2020. Produced for Symonds & Sampson. REF: 653980

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