



## 3 Cannon Court Mews, Milborne Port, Sherborne,

A deceptively spacious, 4 bedroom family home with real charm and character. With garage, parking, lovely private rear garden and just a short walk to the shops.

Guide Price  
**£395,000**  
Freehold

Symonds  
& Sampson

ESTABLISHED 1858

### 3 Cannon Court Mews Milborne Port DT9 5RD

- Don't be deceived by the small frontage!
  - Deceptively large 4 bedroom house
  - Open plan kitchen/breakfast room
- Dining room and sitting room both with patio doors to the garden
  - 3 Double bedrooms, 1 single
    - Lovely rear garden
  - Garage and 2 parking spaces
- Countryside views from first floor
  - Short walk to the shops
  - No onward chain

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





This is a house that is full of surprises and an absolute tards. What will surprise you most? The character, the size, the lovely private garden or the garage and parking. The phrase “deceptively spacious” is totally appropriate as the internal floor area is 1418 sq ft. This 4 bedroom house is beautifully presented throughout and retains much charm and character, as the original building was a 1740’s granary, but is not encumbered by being listed. It offers total peace and tranquillity and is just a short walk from the village shops.

#### Accommodation

The front door leads into a good size hallway and stairs to the first floor with useful under stairs storage cupboards. The kitchen/ breakfast room is separated into two areas. The kitchen is fitted with floor and wall units with oak work surface and 1½ bowl sink. There is integral double oven with gas hob over and dish washer along with plenty of space for the fridge/freezer. One cupboard houses the Worcester boiler and there is a back door to the garden. The breakfast area has ample space for table and chairs and a deep bay window overlooks the garden.

The sitting and dining rooms are joined by double doors and are absolutely charming, both with sliding patio doors to the garden.

Also to the ground floor is a modern shower room which is fitted with units, WC, wash hand basin and a walk in shower cubicle.

Stairs lead to the spacious landing. This, along with all of the bedrooms, have attractive wooden exposed beams adding a real “olde worlde” feeling, and the rooms to the rear enjoy lovely countryside views. The airing cupboard is located on the landing and houses the hot water tank.

Bedroom 1 has 2 Velux windows to the rear and a double and single wardrobe. Bedroom 2 is another good double room with a bay window. Bedroom 3 to the front takes a double bed and freestanding unit and bedroom 4 is a single room, currently used as a study.

The family bathroom is fitted with a bath with shower over, low level WC and vanity unit.

#### Outside

The house is set back from the road and has parking for one car in front of the house. There is a single garage with up and over door and there is a further parking space in front of the garage.

The rear garden is a delightful feature of the property. There is an attractive stone wall to one side and fencing to the rest of the garden providing a safe and secure area. There is a patio to the back of the house, ideal for outside entertaining. Beyond this is the lawn, which is bordered with deep flower beds, a pathway to the rear, a raised deck area with a garden shed, and a further decked seating area which catches the evening sunshine. A gate to the rear leads to a pathway which, in one direction goes to the local shops and high street, and the other direction to the Mews entrance.

#### Situation

Milborne Port is situated 3 miles to the east of the historic Abbey town of Sherborne. There is an active village community, with a highly regarded primary school, a busy village hall which host a wide range of activities, post office,

paper shop, small supermarket, pharmacy, butchers and a charming 13th century Church. Surrounded by countryside, it offers the convenience of local amenities alongside the peace and quiet of the country.

### Services

Mains electricity, gas, water and drainage. Full alarm system.

Somerset Council  
Council Tax Band E

### Directions

Leaving Sherborne on the A30 travel east. On reaching Milborne Port take the road on the right, Bathwell Lane. Drive past the Church and then turn left into Pudbrook, which bears to the left and becomes Cannon Court Mews. Drive into the Mews and number 3 will be found on the right hand side.

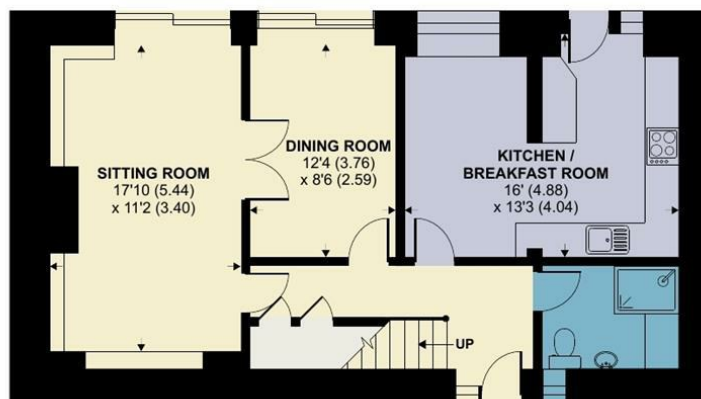
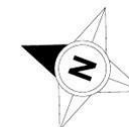
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## Cannon Court Mews, Milborne Port, Sherborne

Approximate Area = 1418 sq ft / 131.7 sq m (includes garage)

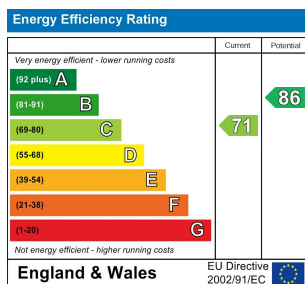
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GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicocom 2023. Produced for Symonds & Sampson. REF: 102243



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