



Masongill, Long Street, Sherborne

Guide Price  
**£795,000**  
Freehold

Symonds  
& Sampson

ESTABLISHED 1858



An exquisite Georgian Grade II listed townhouse, close to the heart of the historic market town of Sherborne. This beautifully maintained residence offers a unique blend of historic charm and modern comfort. With its period features, spacious rooms, and delightful walled garden, it provides an idyllic setting for comfortable, gracious living.

**Masongill, Long Street,  
Sherborne,  
DT9 3DD**

- Charming Grade II listed, Georgian townhouse
- A short walk from Sherborne's historic town centre and mainline railway station
- Well-presented throughout, having been lovingly maintained and updated by the current owners
  - Original character features throughout
- Accommodation set over three floors with flexible use
  - Well-proportioned, light rooms
    - Pretty walled garden

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







**This classic, Grade II listed townhouse offers elegant accommodation in a remarkably convenient location. The ground floor offers three reception rooms and a well-equipped kitchen/breakfast room, on the first floor there are three bedrooms, with a dressing room, a bathroom, cloak room and shower room. The top floor offers a wealth of accommodation, that has a multitude of flexible uses - and a charming walled garden to the rear.**





## Accommodation

This Georgian gem exudes character and boasts a wealth of period features, including sash windows, ornate fireplaces, and solid elm and oak floorboards, making it a true architectural treasure.

Spread over three floors, this townhouse offers three well-proportioned reception rooms on the ground floor, all situated off the central hall which still retains the original flagstone floor. The south facing sitting room and dining room are adorned with period details and large windows that fill the space with natural light. A more recent extension houses the well-equipped kitchen overlooking the garden, which benefits from adjoining a breakfast room that has ample built-in storage and large pantry. The kitchen was refitted in 2019 to include a range of shaker style wall, base and drawer units, with worksurfaces over, incorporating a double sink and drainer unit. There is an integrated five ring gas hob and eye-level, double oven.

The first floor comprises three double bedrooms, a dressing room, a shower room, and a white suite bathroom. A separate cloakroom provides added convenience.

The landing is spacious and welcoming with a large airing cupboard housing the hot water tank and proving additional storage space.

The top floor offers versatile living space with four rooms, a spacious landing, and abundant natural light. These rooms can be adapted to suit your unique needs, whether you require additional bedrooms, a home office, or a playroom. The central room has a striking dormer window that enjoys views of the surrounding Sherborne hills and countryside.

## Outside

Outside, step into your own oasis with a meticulously maintained garden, perfect for outdoor gatherings, gardening enthusiasts, or simply unwinding amidst nature. The pretty walled garden is a hidden treasure, providing a selection of fruit trees and shrubs, a working well, and useful outbuildings including a summer house an ideal spot for savouring warm summer evenings. The boiler house is accessed from the patio area and houses the Vailant combination, gas central heating boiler, but also a good space to use for white goods as an alternative to the kitchen.







Please note that this property does not include parking. However, Sherborne offers various options within close proximity as well as unrestricted on street parking.

#### Situation

Situated in the centre of Sherborne, you'll have easy access to the town's amenities, including the boutique shops, independent cafes and restaurants, and supermarkets. Sherborne Boys and Girls School and the train station are within walking distance, making this townhouse an ideal place to live.

#### Services

Mains gas, electric, water and drainage

Dorset council - <https://www.dorsetcouncil.gov.uk/>

Council Tax Band F

What3words ///damage.blown.emperor





**Directions**

Walking from our office on Half Moon Street, turn right heading towards Cheap Street and South Street. at the S-bend, follow the road onto Long Street, follow this road for approximately a third of a mile and Masongill will be found on your left hand side.



**Long Street, Sherborne**

Approximate Area = 2783 sq ft / 258.5 sq m  
 Limited Use Area(s) = 5 sq ft / 0.4 sq m  
 Outbuilding = 33 sq ft / 3.1 sq m  
 Total = 2821 sq ft / 262 sq m  
 For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



SHE/AWW/092023



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023. Produced for Symonds & Sampson. REF: 1031733



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