



## 2 Dene Close, Longburton

This spacious three bedroom property is located in an exclusive cul-de-sac, offering a modern and comfortable living space. Boasting an open-plan ground floor layout, three double bedrooms, a landscaped garden, garage and carport.

Guide Price  
**£375,000**  
Freehold

**Symonds  
& Sampson**  
ESTABLISHED 1858



## 2 Dene Close, Longburton, Sherborne, DT9 5LU

- Three bedroom home
- Well-presented, light accommodation
- Low maintenance and landscaped rear garden
  - Garage and car port to the rear
  - Open plan kitchen/dining/sitting room
- Situated in a small cul de sac in the charming Dorset village of Longburton
  - No onward chain

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







This delightful three bedroom property in Dene Close offers a wonderful blend of modern living, comfort, and convenience. The accommodation is set over three floors, with an entrance hall, cloakroom and open plan living space downstairs. There are two bedrooms and a family bathroom on the first floor and a further bedroom on the top floor. Outside there is a lovely low maintenance garden, garage and additional car port.

#### Accommodation

Upon entering, you'll find a welcoming hallway providing access to the various parts of the house and a cloakroom is located on the ground floor. The open-plan kitchen/diner/sitting room provides a wealth of space. This spacious area features a fireplace with electric fire inset, making it a perfect place to relax or entertain guests. Dual aspect windows and French doors to the garden provide plenty of natural light, creating a warm and inviting ambiance. The modern kitchen is equipped with an integrated eye-level oven and microwave, an induction hob, dishwasher, and a fridge/freezer and offers ample storage.

The first floor consists of two generous double bedrooms, both with ample space, and a well-appointed family bathroom fitted with a white suite.

The second floor bedroom boasts a superb outlook with far reaching views to the south via the Velux window. This room offers a sense of

privacy and tranquillity, making it a great bedroom or office space. Both the master bedroom and the top-floor bedroom feature built-in wardrobes, ensuring you have sufficient storage space. The accommodation is well-presented throughout, with replacements windows fitted in 2019.

#### Outside

The property benefits from a beautifully landscaped, south facing garden that has been thoughtfully designed for low maintenance. It includes patios, raised beds, and an outside tap, making it a perfect space for outdoor relaxation and dining. A rear pedestrian gate leads to the driveway and a door provides easy access to the garage, that benefits from light and power, enhancing the convenience of this property. There is a single garage next to a carport located to the rear of the property, providing secure parking and additional storage.

#### Situation

Dene Close is a small cul-de-sac in Longburton, offering an active community with a public house, village hall, parish church and a bus service to either Sherborne or Dorchester. The village is surrounded by the beautiful Dorset countryside, providing scenic walks and outdoor activities. Nearby amenities and excellent transport links make this property a fantastic choice for those seeking both convenience and tranquillity.

Sherborne's main shopping street offers a wide range of shops, local businesses and facilities including a Waitrose supermarket. Other towns within driving distance include the regional centre of Yeovil (5.5 miles) and the county town of Dorchester (18 miles).

Sherborne also has an excellent range of schools with two primary schools within the town, both feeding to The Gryphon School for secondary education. Private schools in the area include the Sherborne schools, Leweston, Hazlegrove and the Bruton schools. Sherborne has a regular mainline service to Waterloo taking about 2.5 hours and there is a fast train service from Castle Cary (12 miles) to Paddington, which takes about 90 minutes. Bournemouth, Bristol and Exeter Airports are all easily accessible.

What3Words:///hacksaw.wonderful.hardens

#### Services

Mains water, drainage and electricity.

Oil fired central heating.

Dorset Council - <https://www.dorsetcouncil.gov.uk/>  
Council tax band D

#### Agents Note

Please note, there is a flying freehold on the first floor to 3 Dene Close. Access to the garage and car port is shared with 1 & 3 Dene Close and shared responsibility.

# Dene Close, Longburton, Sherborne

Approximate Area = 1079 sq ft / 100.2 sq m (excludes carport)

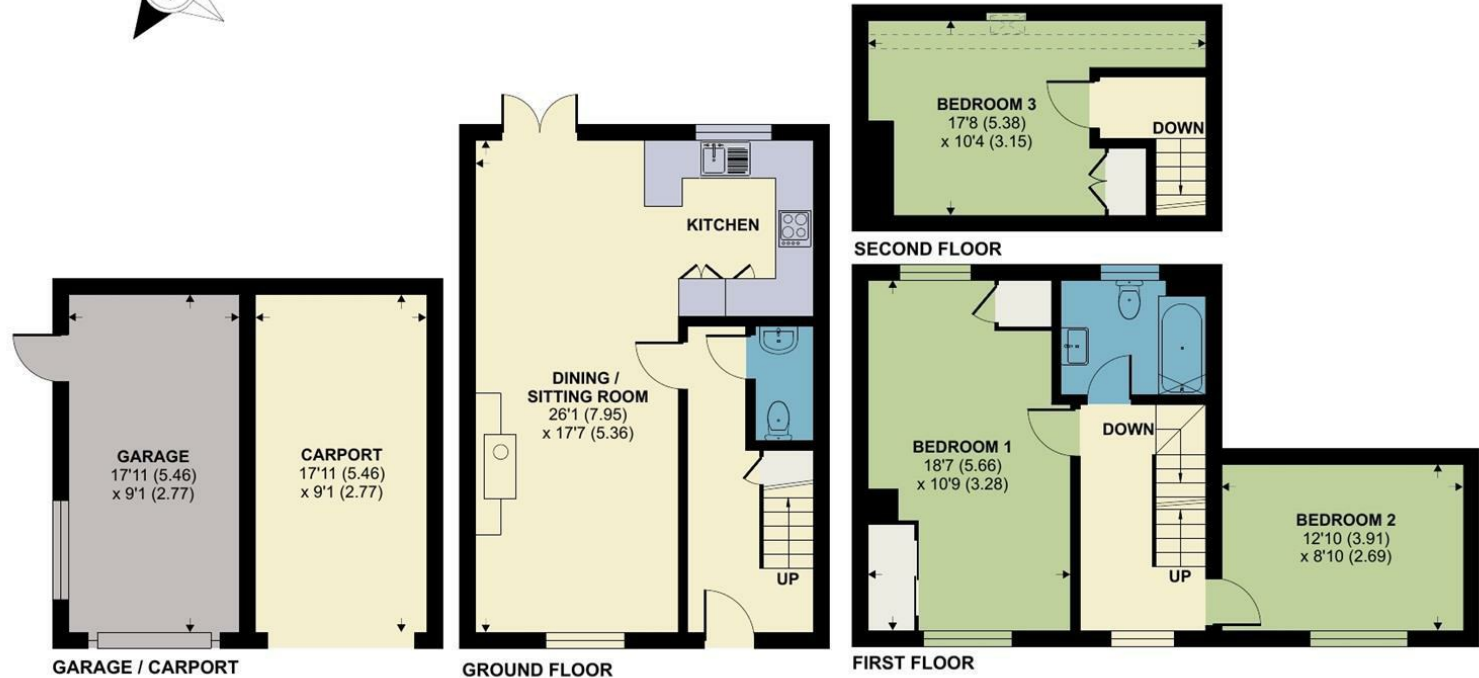
Limited Use Area(s) = 27 sq ft / 2.5 sq m

Garage = 163 sq ft / 15.1 sq m

Total = 1269 sq ft / 117.8 sq m

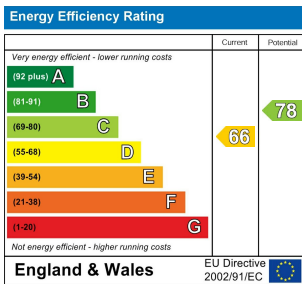
For identification only - Not to scale

Denotes restricted head height



## Directions

Leaving Sherborne on the Dorchester Road - A352 - follow the road for approximately 2 miles when you will reach Longburton. Dene Close will be found on the right hand side, and number 2 is on the left hand side of the cul-de-sac.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 1048770



SHE/JMK/102023

01935 814488

Symonds & Sampson LLP

4 Abbey Corner Half Moon Street, Sherborne, Dorset, DT9 3LN

sherborne@symondsandsampson.co.uk

www.symondsandsampson.co.uk

Symonds & Sampson

ESTABLISHED 1858

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.

