



Little Acre, Priestlands, Sherborne, Dorset

Guide Price £875,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

A substantial, five bedroom, detached family home, set within a generous plot on a sought after residential road in central Sherborne.

Little Acre

Little Acre, Priestlands, Sherborne, Dorset, DT9
4HW

Substantial detached family home

Five double bedrooms

Generously sized plot

Ground floor study / snug

Charming period features throughout

Sought after town centre location

Accommodation

Please see floor plan.

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





The Property

Little Acre is a substantial family home with five double bedrooms and spacious accommodation throughout. The property is located on one of Sherborne's most sought after roads only a short walk away from the town's main shopping street.

The front door of the property brings you into the entrance porch with windows to the front, side and rear. A wooden door then takes you through to the dining hall which has charming characterful features including high ceilings, moulded picture rails and a solid oak herringbone flooring. A southerly facing window looks to the front and there is a radiator. A door opens into a walk in, under stairs cupboard providing plenty of space for storage and there is a downstairs shower room with a WC, hand wash basin and shower unit.

A door from the entrance hall takes you into the study which has a window looking to the front, a radiator and a fire place fitted with a gas fire.

The sitting room is a wonderfully bright room with triple aspect windows flooding the room with natural light. A period style fire place is fitted with a gas fire and a set of French doors open out onto a patio area to the front.



The kitchen is fitted with a range of shaker style wall, base and drawer units, a stainless steel sink with a mixer tap and drainer and a gas fired Aga cooker. There is space / plumbing for appliances such as a dishwasher and fridge freezer. Windows look to the side and rear and there is an area with plenty of space for a kitchen table and chairs.

Beyond the kitchen is the utility room with space / plumbing for a washing machine, a ceramic Belfast sink with a mixer tap and drainer and a window looking to the rear. A door from the utility room takes you to the side of the property.

Stairs from the dining hall bring you up to the first floor landing where there is an impressive stairwell window with stained glass and secondary glazing. The landing has a range of built in storage cupboards including the airing cupboard housing the hot water cylinder. There is also loft access from the landing.

Bedroom one has a window looking to the front, a radiator and fitted wardrobes. It also benefits from having a Jack and Jill en-suite bathroom comprising a WC, hand wash basin, heated towel rail and a shower over the bath. A window looks to the side.

Bedrooms two and three both have windows looking to the front, radiators and fitted wardrobes.

Bedrooms four and five both have windows looking to the side and radiators.

The family bathroom comprises a WC, hand wash basin with vanity under, heated towel rail and a bath. A window looks to the rear.

Outside

The property has generously sized gardens to both the front and rear with areas of laid to lawn as well as paved patio areas creating space for outside furniture to enjoy alfresco

dining in the summer months. The gardens are fully enclosed and wooded five bar gate opens up to a sweeping gravelled driveway providing parking for multiple cars. There are two timber constructed sheds and a detached double garage with light and power connections.

Situation

Priestlands is located on the northern side of Sherborne town centre, and comprises a variety of different architectural designs and age from Victorian to the newly built. Priestlands is within walking distance of the town centre where there is a good range of shops and business facilities catering for most daily needs including two supermarkets and a mainline railway station with a regular service to London Waterloo. The regional centre of Yeovil is within comfortable driving distance where there is a wider range of facilities. The A303 trunk road can be joined at Wincanton to the north providing fast road access to London and the Home Counties via the M3/M25 and also to the West Country via the M5. Sherborne is well placed for access to many of the area's best known





independent schools including those in the town itself as well as Leweston and Hazlegrove. The Gryphon secondary school is also within walking distance.

Directions

From the centre of Sherborne at the Greenhill traffic lights take the turning left onto B3145 northwards. After approximately 200 metres take the second Priestlands turning left (Priestlands is a horseshoe road) and the property is the second on the right hand side.

Services

Mains electricity, gas, water and drainage
Dorset County Council – www.dorsetcouncil.gov.uk

Broadband - Ultrafast broadband is available.
Mobile phone coverage - Network coverage is available indoors and outdoors.
(Information from <https://www.ofcom.org.uk>)



Council Tax Band: G
EPC: C

AWW/14/10/2022

Sherborne, Dorset

Approximate Area = 2216 sq ft / 205.8 sq m
Garage = 301 sq ft / 27.9 sq m
Total = 2517 sq ft / 233.8 sq m

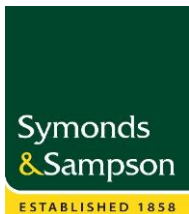
For identification only - Not to scale



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | A | |
| (81-91) | B | |
| (69-80) | C | 81 |
| (55-68) | D | 73 |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2022. Produced for Symonds & Sampson. REF: 903532



01935 814488

Symonds & Sampson LLP
4 Abbey Corner, Half Moon Street, Sherborne, Dorset, DT9 3LN
sherborne@symondsandsampson.co.uk
www.symondsandsampson.co.uk

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