



## 9 Harbour Court, Harbour Way, Sherborne, Dorset

Nestled in a quiet cul-de-sac, this modern three bedroom semi-detached house offers contemporary living, with a high specification kitchen/diner, en suite to the master broom, and an established garden on a level plot.

Guide Price  
**£375,000**  
Freehold

**Symonds  
& Sampson**  
ESTABLISHED 1858

## 9 Harbour Court, Harbour Way, Sherborne, Dorset, DT9 4FH

- Modern three bedroom semi detached home
  - In excellent decorative order throughout
    - Pretty garden on a level plot
    - En suite to the master bedroom
      - Driveway parking
      - Quiet cul de sac location
- Close to local amenities and the town centre
- Remainder of the 10 year NHBC guarantee

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





A well-presented three bedroom, stone fronted home built in 2018 as part of an exclusive development. This semi-detached property offers a modern kitchen/diner, well-appointed sitting room and cloakroom on the ground floor, with a master ensuite, two further bedrooms and a bathroom on the first floor. It also features a fully enclosed garden on a level plot, and driveway parking. Harbour Court is conveniently located within a short distance of Sherborne's historic town centre.

#### Accommodation

As you step inside, you are greeted by an inviting entrance hall leading you to a cloakroom, the sitting room and kitchen/diner, with stairs rising to the first floor and a useful storage cupboard.

The kitchen/diner showcases an elegant shaker-style design, with integrated appliances including fridge/freezer, a dishwasher, eye-level electric oven and gas hob. A bay style window to the front welcomes in a wealth of light to this social space. Bespoke glass splashbacks have been installed by the current owner enhancing the high specification and the gas combination boiler is discreetly tucked in a cupboard.

The sitting room overlooks the garden, offering a serene backdrop through French doors that lead out to the patio.

Ascending the staircase, you'll find three well-appointed bedrooms,

providing ample space for family members or guests. The master bedroom boasts an en suite bathroom, and the second bedroom features built-in wardrobes, maximizing storage and organization. In addition, there is a modern fitted bathroom suite and a further storage cupboard where the current vendor keeps a tumble dryer.

The property has been built in attractive, honey-coloured stone, with double glazed sash windows to the front, giving the house excellent kerb appeal, and is in fantastic decorative order throughout.

#### Outside

Accessed via the French doors in the sitting room or a pedestrian side gate from the driveway is a beautifully landscaped garden, meticulously tended by the current vendor. The level plot is largely laid to lawn with beds that are home to a colourful variety of flowers, plants and shrubs. There is a patio area adjoining the house, ideal for al-fresco dining.

There is a low maintenance front garden, and a driveway to the side conveniently providing off road parking for several cars.

#### Situation

Harbour Court is a quiet development in a small cul de sac close to Sherbornes town centre and local amenities. 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, Hazelgrove 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.

#### Services

Mains electric, gas, water and drainage.  
Gas central heating.  
Dorset Council - [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)  
Council Tax Band: C  
EPC: B

Broadband - Ultrafast is available  
Mobile coverage is available both indoors and outdoors  
Source: Ofcom [ofcom.org.uk](http://ofcom.org.uk)

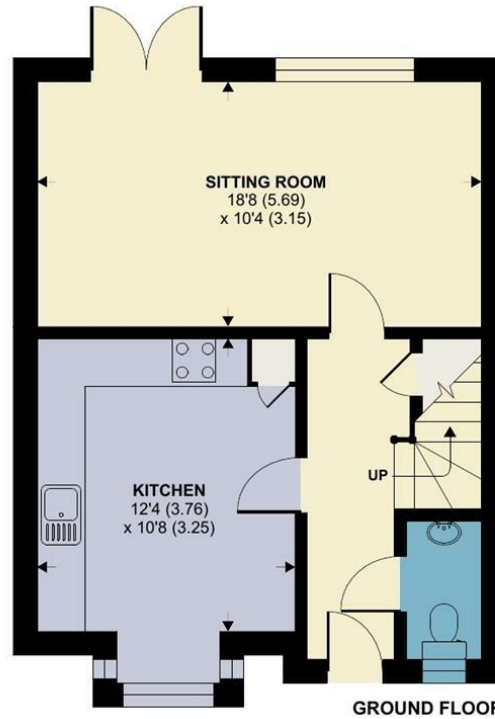
#### Agents Note

Please note, there is an annual service charge of £213 paid to Whitton & Laing for maintenance of the development.

# Harbour Court, Harbour Way, Sherborne

Approximate Area = 904 sq ft / 83.9 sq m

For identification only - Not to scale



## Directions

Travelling on the A30 into Sherborne, continue on the A30 in a north-easterly direction. After a short while, take a left hand turning onto Harbour Way, then a right onto Harbour Court. The property will be found on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2023. Produced for Symonds & Sampson. REF: 982232



SHE/JMK/022024

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