



## 3 The Bungalows, Poyntington, Sherborne

A delightful two-bedroom bungalow offering exceptional views across the picturesque countryside of Poyntington.

Guide Price  
**£250,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

### 3 The Bungalows, Poyntington, Sherborne, DT9 4LE

- Semi-detached bungalow
- Two double bedrooms
- Well presented throughout
  - Countryside views
- Located within a quiet rural village

Viewing strictly by appointment  
Symonds & Sampson  
01935 814488





Nestled in the heart of Dorset, this two-bedroom bungalow presents captivating countryside views. Featuring two well proportioned reception rooms and bedrooms. The property is well-presented throughout, offering light and bright accommodation.

#### Accommodation

Upon entry, the hallway grants access to all key areas and offers two convenient storage cupboards. The hallway also provides access to the attic, which is equipped with lighting and partial boarding.

The living room is adorned with a front-facing window, a radiator, and a gas fire.

Further along the hall, the kitchen provides wall, base, and drawer units, complemented by an integrated washing machine, a gas hob with an extractor fan, and an electric cooker below. This room also benefits from underfloor heating as well as a radiator.

A door from the kitchen leads to the conservatory, offering breathtaking views of the rolling countryside. This room is complete with a radiator and French doors leading to the patioed area.

Bedroom one offers a front-facing window and a radiator.



Bedroom two offers a window facing over the rear and a radiator.

The bathroom comprises a WC, wash hand basin, double shower, and heated towel rail. This room is tiled throughout, with an obscured window, and also provides underfloor heating.

#### Outside

The rear garden boasts extensive countryside views and is patioed throughout. At its centre lies a raised pond, complemented by flower beds surrounding the patio. The boiler can be found in the rear garden.

The front garden offers an area laid to lawn bordered by flower beds. Side access is available, leading to the rear. The oil tank can also be found here.

Notably, the pathway leading up to the property is shared with the adjacent property.

#### Situation

Poyntington is conveniently situated just a few miles north of the historic Abbey town of Sherborne, surrounded by picturesque rolling countryside. The village offers numerous walking opportunities in all directions across the local landscape. Located approximately 3 mile away 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 (9 miles) and the town of Wincanton (8 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, Haselgrove 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, drainage and water  
Oil central heating and gas fireplace  
Dorset Council  
Council Tax Band – B  
EPC -

Ultrafast broadband is available in the area  
Mobile phone coverage is available outside  
Source Ofcom ofcom.org.uk

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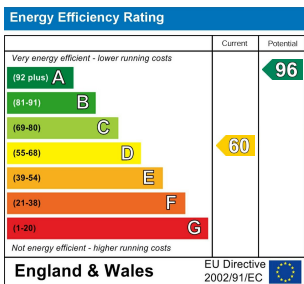
Approximate Area = 807 sq ft / 75 sq m

For identification only - Not to scale



## Directions

From Sherborne, head North-East on the B3145/Bristol Road heading towards Charlton Horethorne. After approximately 2 miles turn right at the cross roads follow this road on for 0.4 miles and then turn left. Follow this road down and take your turn left after approx 0.2 miles onto Brockdown Lane. Take an immediate left again onto Washingpool and follow this road around to the end where you will find the property in front of you. You can also locate the property by a Symonds and Sampson board. What3words - //adopting.rules.lavished



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1093292



Sheres/JM/0324



01935 814488

4 Abbey Corner Half Moon Street  
Sherborne

Dorset  
DT9 3LN

sherborne@symondsandsampson.co.uk

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