



Pax House, 107a Lenthay Road, Sherborne

Boasting a spacious interior, delightful and well-established garden, and a convenient location, this property presents an unparalleled opportunity to own a fantastic home with an attractive outlook.

Guide Price

£675,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Pax House, 107a Lenthay Road, Sherborne, DT9 6AQ

- Four bedroom detached home
- Conveniently located a short distance from Sherbornes town centre and the train station
- Backing onto playing fields and enjoying an open outlook
 - Spacious and bright reception rooms
 - Private and well-established garden
 - Driveway parking and garage

Viewing strictly by appointment
Symonds & Sampson
01935 814488





Boasting ample living space, delightful garden views, and well-presented accommodation, this four bedroom detached home on Lenthay Road offers a fantastic home in a convenient location.

Accommodation

As you step through the door, you are greeted by a spacious and bright entrance hall that sets the tone for the rest of the house. Doors lead to the kitchen, sitting room and into the cloakroom, with stairs rising to the first floor.

The spacious sitting room, adorned with a bay window which floods the room with natural light and offers picturesque views of the garden, has a cosy gas fireplace which adds warmth and character, creating the perfect setting for relaxation and entertaining.

Flowing seamlessly from the sitting room via double doors is the dining area of the kitchen/diner, that has a door into the garage and bi fold doors opening into the conservatory. The kitchen, fitted with shaker style units, is equipped with integrated appliances including a dishwasher, fridge, electric eye-level oven, 2-ring gas hob, and a gas range cooker. A door from the kitchen leads into the garage, which houses the gas central heating boiler installed in January 2023.

Flooded with natural light, the bright conservatory provides a serene

space to unwind while overlooking the beautifully landscaped garden.

From the garage a door leads into the utility room, which is fitted with units and offers a practical space for white goods and easy access to the garden via a double glazed door.

Ascending the stairs, you'll find two generous double bedrooms, each adorned with fitted storage to maximize space and functionality and enjoying a fantastic outlook over the playing field behind and countryside beyond. Two smaller bedrooms offer versatility, perfect for children's rooms, home offices, or guest accommodation.

Outside

Step outside into the tranquil oasis of the private garden, meticulously developed over the years to create a mature haven of serenity. Multiple seating areas offer the perfect setting for al fresco dining, entertaining guests, or simply unwinding amidst nature's beauty.

Towards the far end of the garden, raised beds await, ideal for cultivating your own vegetables, accompanied by a greenhouse and shed for all your gardening needs. Pergolas and climbing arches adorned with roses, honeysuckle, and wisteria are woven throughout the garden.

To the front of the property, a driveway provides ample parking space

for several cars, ensuring convenience and ease for residents and visitors alike.

Situation

Situated in a sought-after location, residents of Lenthay Road enjoy easy access to Sherborne's amenities, with picturesque countryside views and historical landmarks nearby.

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 gas, electric, water and drainage.
Dorset Council

Council Tax Band F

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

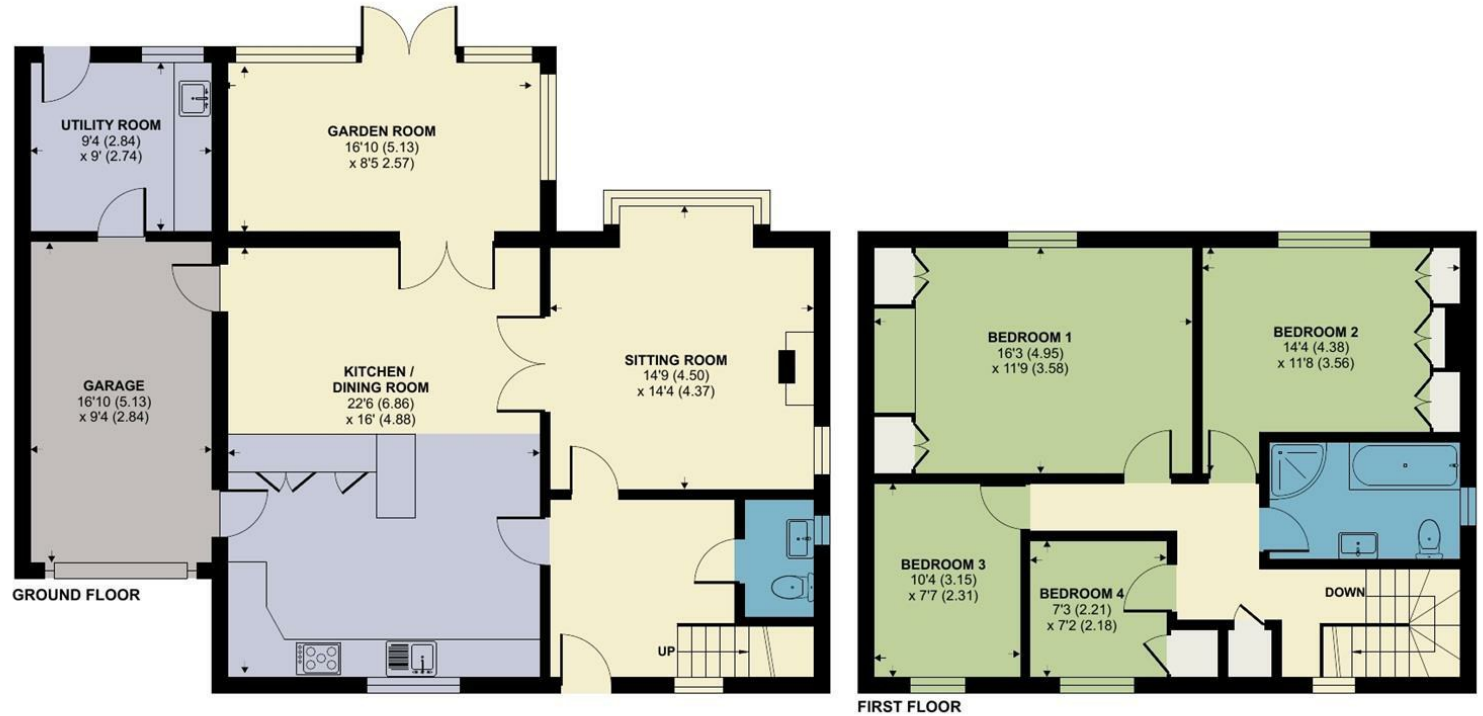
Flooding – the Government’s flood risk assessment at <https://check-long-term-flood-risk.service.gov.uk/risk#> gives the flood risk of an area, not a specific property. Although the area is given a high risk of surface water flooding, the owners report there have been no issues for this property with flooding during their ownerships since 2013



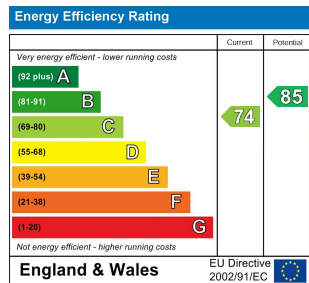
Lenthay Road, Sherborne

Approximate Area = 1644 sq ft / 152.7 sq m
Garage = 160 sq ft / 14.8 sq m
Total = 1804 sq ft / 167.5 sq m

For identification only - Not to scale



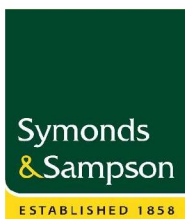
Directions
[///snaps.known.obtain](https://snaps.known.obtain)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1104931



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