



Duck House, South Street, Sherborne, Dorset

Guide Price
£1,100,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

This distinguished Georgian property comprises six bedrooms spread across two interconnecting dwellings, offering a unique and spacious living arrangement. Nestled on a sought-after street in the historic Abbey town of Sherborne, this residence offers character and charm.

Duck House, South Street, Sherborne, Dorset, DT9 3LT

- Elegant Grade II Listed Georgian House
 - Two interconnected properties
- Wealth of architectural details and features
- Six bedrooms spread over the two dwellings
 - Gardens and garage
- Situated on a highly sought after street in Sherborne

Viewing strictly by appointment
Symonds & Sampson
01935 814488





The Property

This Georgian residence boasts four bedrooms, as well as an inter-connecting two-bedroom property. Each property exudes timeless elegance and showcases a plethora of architectural period features.



Duck House

Upon entering this remarkable property, you are greeted by a grand hallway that instantly showcases the magnificence of the residence. Throughout the ground level, period features abound with high ceilings, intricate coving, and flagstone flooring.

The hallway also accommodates a cloakroom, complete with WC and wash hand basin as well as several storage cupboards. Additionally, access to the interconnected property can be found here.

The spacious kitchen caters to all essential culinary requirements and includes a pantry as well as dual aspect windows with wooden shutters.

The living room offers elegant coves with shelving, an open gas fireplace and a large sash window with wooden shutters.

As you ascend to the first floor, you'll find a spacious landing providing access to a linen cupboard and an airing cupboard. From here, you can access both the master bedroom and the second bedroom. Additionally the landing provides access to the bathroom.

Ascending to the second floor, you'll find access to the third and fourth bedrooms, each offering picturesque views of Sherborne Abbey. Additionally, this floor features another bathroom as well as a storage cupboard which houses the gas fired boiler.

The garden offers an array of flower beds adorned with mature trees as well as a summer house.

The property also offers a garage with power.

8 South Street

Upon entering the property you are greeted into the dining room which offers an open feature fireplace and flagstone flooring.

Continuing from the dining room, the kitchen provides ample kitchen units with space for white goods and an oven.

A hallway leads to the interlinking access to Duck House. Additionally, the bathroom is also located leading along the hallway and comprises a WC, wash hand basin and bath.

The living room offers open feature fireplace and a window. Following through from the living you are welcomed into the summer room which provides a door opening to the patio area.

Ascending the stairs, the landing offers access to the master bedroom and bedroom two. Each bedroom offers built-in storage and dual aspect windows. Additionally, a well-appointed bathroom offers a WC and wash hand basin.

The garden provides a patio, beyond which lies an area laid to lawn. Along the borders of the garden flower beds offer mature shrubs and flowers. There is also access to the outhouse which houses the boiler.





Situation

Situated on a sought after street in the historic Abbey Town of Sherborne, residents benefit from close proximity to local amenities, schools, and transport links, enhancing the overall convenience of the property.

Sherborne's main shopping street offers a wide range of independent shops, local businesses, restaurants and coffee shops plus Waitrose and Sainsbury supermarkets. 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.

Duck House Services

Mains electric, gas, drainage and water
Gas central heating
Dorset Council
Council Tax Band – F
EPC - E

8 South Street Services

Mains electric, gas, drainage and water
Gas central heating
Dorset Council
Council Tax Band – D
EPC - D

Directions

From our Sherborne office turn right following onto Half Moon Street. Turn right at the junction onto 8 South Street, the property is located on the left hand side and can be located by a Symonds and Sampson board.

What3words - ///invoices.dice.instant

Agent note

The garage for Duck House comprises a flying freehold.

First EPC is for 8 South Street, the EPC below is for Duck House.

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. The owners report there have been no issues for this property with flooding during their ownership of Duck House (19 years) and 8 South Street (10 years.)

Superfast broadband is available in the area
Mobile phone coverage is available inside and outside
Source Ofcom - [ofcom.org.uk](https://www.ofcom.gov.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			72
(81-91) B			
(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	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(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	

South Street, Sherborne

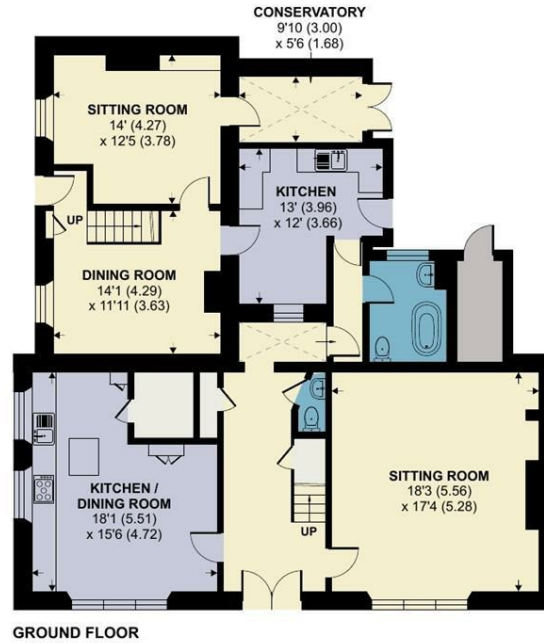
Approximate Area = 3386 sq ft / 314.5 sq m

Limited Use Area(s) = 28 sq ft / 2.6 sq m

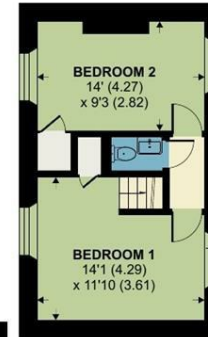
Outbuilding = 32 sq ft / 2.9 sq m

Total = 3446 sq ft / 320 sq m

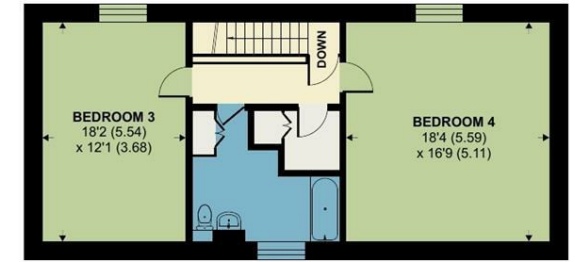
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR 2



SECOND FLOOR



FIRST FLOOR 1

Sherb/AW/0424



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Symonds & Sampson. REF: 1107876



01935 814488
 4 Abbey Corner Half Moon Street
 Sherborne
 Dorset
 DT9 3LN



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sherborne@symondsandsampson.co.uk

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