



Bramble House, Crossfields, Nether Compton, Sherborne

Guide Price
£875,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

With a South facing garden and superb proportions, this immaculate home offers exceptionally generous living space in a highly sought after, pretty Dorset village.

**Bramble House, Crossfields,
Nether Compton, Sherborne,
DT9 4RE**

- Five bedroom detached home
- Extended kitchen/diner with floor to ceiling windows over looking the garden
- Two further reception rooms and a downstairs office
 - Scope to create an annexe (subject to relevant permissions)
 - Generous South facing garden
 - Driveway parking for several vehicles
- Situated on the edge of a quintessential Dorset village, with stunning countryside walks on the doorstep

Viewing strictly by appointment
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Nestled within a picturesque village, this versatile five bedroom detached home offers an abundance of living spaces and a private rear garden. The property benefits from a spacious hallway, dual aspect sitting room, extended kitchen diner, study, laundry room, shower room, games room and boot room on the ground floor. The first floor benefits from 5 bedroom, two en suites, and a family bathroom. Outside there is a South facing rear garden and ample driveway parking.



Accommodation

Entering the property via a storm porch, the entrance hall grants access to the ground floor rooms and provides a large under stairs storage cupboard. The dual aspect sitting room is an inviting space with a Jetmaster wood burner and wooden flooring.

Extended by the current owners, the kitchen/diner is a superb space for family living and entertaining. The kitchen is fitted with Howdens Shaker style, painted timber units, integrating both a fridge and freezer, with addition drinks fridge, an electric oven, five ring gas hob and a coffee machine. The ceramic sink benefits from a Quooker instant hot water tap. The kitchen area opens into the dining area, which has French doors on both sides and floor to ceiling windows over looking the garden, making this a bright and welcoming space.

Ascending the staircase, you'll discover four well-proportioned bedrooms, including a master bedroom with

an en suite bathroom. A well-appointed family bathroom serves the remaining bedrooms. All bedrooms enjoy a pleasant outlook over the village and surrounding countryside.

The former garage has been thoughtfully transformed into a versatile space, currently featuring a games room with a window and door overlooking the garden, and an additional entrance hall fitted with a Belfast sink and large storage cupboard. Ascend the stairs to the first floor, where you'll find a generously proportioned double bedroom with an en suite shower room. This space offers a multitude of possibilities, whether utilized as guest accommodation, a private retreat, or a potential annexe - subject to the relevant permissions.

Impeccably maintained and tastefully decorated, the property is well-presented with oak doors throughout and hardwood flooring on the ground floor, adding warmth and character to the interiors.

Outside

The property is accessed over its own gravelled driveway providing off road parking for several vehicles, with an initial private drive shared between Bramble House and the two neighbours.

Having been meticulously landscaped by the current owners, the rear garden provides an excellent space for enjoying the outdoors. Benefitting from a South facing aspect, there is a fantastic seating area laid to patio providing the perfect setting for al fresco dining, a lawn bordered by a mature selection of shrubs and beds providing space for home grown vegetables, as well as fruit trees. There are several sheds and an outside tap.

Situation

Situated in the highly desirable and pretty village of Nether Compton, the property sits on the edge of a cul de sac and is ideal for nearby walking, with footpaths surrounding its position.





The village offers a thriving community and is home to the beautiful 13th Century St Nicholas Church, nestled next to the village green. The Gryphon's Head is a traditional public house, adding to the charm of the village.

The nearby historic Abbey Town of Sherborne and the regional centre of Yeovil both lie within easy reach and provide an excellent variety of shopping, educational, recreational as well as cultural facilities. There are good communications in the area with a main line station from Sherborne or Yeovil Junction to London Waterloo. The A303 trunk road which links the South West to both London and the Home Counties (Via the M3/M25) is located to the North at Sparkford.

Sporting facilities in the area include golf at Sherborne or Yeovil, horse racing at Wincanton and water sports at either Sutton Bingham Reservoir or along the Dorset Coastline to the South. The area is also well served by a good range of independent schools at Sherborne Prep., Sherborne School for Girls and Boys, Leweston, Hazelgrove or Millfield.

Services

Mains electric, water and drainage
Oil central heating

Dorset Council <https://www.dorsetcouncil.gov.uk/>
Council Tax Band F

Broadband - Superfast broadband is available.

Mobile phone coverage - Network coverage is available outdoors, with limited indoor coverage

(Information from Ofcom <https://www.ofcom.org.uk>)

Agents Note

The current vendors, under planning reference WD/D/15/000450 sought permission to erect a double garage to front of the property. Further further details, please refer to Dorset Councils planning portal.

Directions

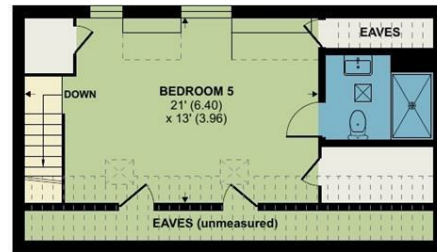
Entering Nether Compton from the A30 Westbound, continue through the village, past the village hall and St Nicholas Church on your right hand side. At The Griffin Head, turn left onto Crossfield, where the property will be found on your left hand side, denoted by our for sale board. What3words:///cringe.crumples.knocking

Crossfields, Nether Compton, Sherborne

Approximate Area = 2652 sq ft / 246.3 sq m
 Limited Use Area(s) = 234 sq ft / 21.7 sq m
 Total = 2886 sq ft / 268 sq m
 For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR 2



GROUND FLOOR

FIRST FLOOR 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	75
England & Wales	EU Directive 2002/91/EC	

SHE/JMKAWW/29042024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Symonds & Sampson. REF: 1114868.



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