



## The Gables, Osborne, Sherborne

A charming detached four bedroom property with character features, a south facing garden and ample parking.

Guide Price  
**£625,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858



## The Gables, Osborne, Sherborne, DT9 4LA

- Four bedroom detached property
- Well proportioned rooms throughout
- Versatile accommodation with a ground floor bedroom
- Highly sought after village location
- Driveway parking for several cars
  - No onward chain

Viewing strictly by appointment  
Symonds & Sampson  
01935 814488







Nestled within the quaint village of Osborne, this delightful residence exudes charm and character. Offering flexible living arrangements, it boasts a ground floor bedroom complemented by three additional bedrooms on the first floor. Embracing the tranquility of its surroundings, the property features a secluded south-facing garden as well as generous parking and a garage.

#### Accommodation

Upon entering, you are welcomed into a spacious hallway, serving as the centre to all the ground-level rooms.

The kitchen boasts a comprehensive range of units, including a hob, double oven, complemented by a convenient utility room housing an oil-fired boiler and additional storage, with provisions for white goods. There is also a doorway leading to the rear of the property.

Continuing through the hallway, the dining room and adjoining sitting room both offer dual aspect views. The sitting room features an open fireplace and grants access to the garden through a separate doorway. Connected to the sitting room, there is a conservatory with French doors opening to the outdoor space.

Continuing in the opposite direction, the hallway leads to the study which overlooks the garden.

Proceeding further down the hallway is the master bedroom which offers a built in wardrobe and dual aspect windows, with French doors leading to the southerly facing garden.

Additionally, the bathroom is also located along the hallway and is equipped with a WC, wash hand basin, bath with overhead shower, and a bidet.

Ascending to the first floor, the landing offers storage cupboards and rear-facing windows. At the far end of the landing, bedroom two offers a built-in wardrobe and a front-facing window.

Bedrooms three and four also feature front-facing windows.

The family bathroom is equipped with a WC, wash hand basin, and shower, complemented by a skylight.

#### Outside

The south-facing garden is predominantly laid to lawn with flower beds encircling the perimeter. Within these beds are mature trees and shrubs, as well as a water feature.

Adjacent to the house, a patio and pathway offers convenient access to the rear of the property.

Alongside the driveway a single-car garage is accessible through double timber doors or a rear pedestrian door.

#### Services

Mains electric .....  
 Oil central heating  
 Dorset Council - [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)  
 Council Tax Band – F  
 EPC - E

Ultrafast broadband is available in the area  
 Mobile phone coverage is available outside with limited availability inside  
 Source Ofcom [ofcom.org.uk](http://ofcom.org.uk)

#### Situation

Osborne is a picturesque village with a vast range of footpaths and bridle ways. The village has a small country house hotel as well as being within easy reach of Sherborne (1 mile) and Milborne Port (2 miles) both of which have a thriving community with a range of amenities. The historic Abbey town of Sherborne offers an excellent range of boutique shops, cafes, and two supermarkets. For more extensive shopping there is the busier town of Yeovil just 6 miles away. 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. Sherborne is surrounded by beautiful countryside which offers a host of leisure pursuits, and to the south is the fabulous Jurassic Coastline and the popular towns of Dorchester and Poundbury.

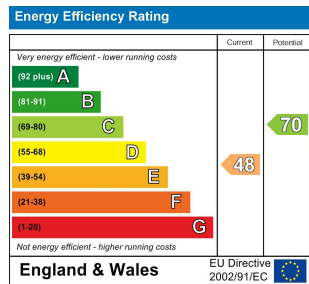
**Directions**

Follow the A30 (Coldharbour) East towards Milborne Port. At the roundabout take the second exist and follow this road for approximately a 1 mile, then left at the signpost for Osborne. Follow through the village of Osborne for approx 1 mile, the property is located on the left hand side and can identified by a Symonds and Sampson board. What3words - [///debate.daydream.corner](https://www.what3words.com/debate.daydream.corner)

**The Gables, Osborne, Sherborne**

Approximate Area = 1873 sq ft / 174 sq m  
 Garage = 202 sq ft / 18.7 sq m  
 Total = 2075 sq ft / 192.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Symonds & Sampson. REF: 1114924



Sherb/AW/0424



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

[sherborne@symondsandsampson.co.uk](mailto:sherborne@symondsandsampson.co.uk)

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