



1 Abbeymead Court, Sherborne, Dorset

A well presented, four bedroom property with flexible accommodation across three floors, situated in a quiet over 55's development close to the town centre.

Guide Price
£665,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

1 Abbeymead Court, Sherborne, Dorset, DT9 3AU

- Well presented four bedroom property
- Flexible accommodation across three floors
 - En-suite to the master bedroom
 - Downstairs wetroom
- Over 55's development close to the town centre
 - No onward chain
- Service Charge - £3962.24 per annum
- Ground Rent - £324.10 per annum

Viewing strictly by appointment
Symonds & Sampson
01935 814488





A charming four bedroom house, built in traditional stone as part of an over 55's development. The property is situated in a secluded spot while maintaining close proximity to local amenities, with some rooms looking out towards the school playing fields. While maintaining close proximity to local amenities. The property has an enclosed courtyard garden, and flexible accommodation across three floors.

Accommodation

Upon entering the property you are greeted by an entrance hall which offers a cupboard and radiator. From the hall doors lead off to all the principal rooms downstairs, including a wet room complete with a walk-in shower, WC, wash hand basin with vanity unit, a heated towel rail and a side facing window.

The kitchen is equipped to fulfil all culinary needs with its comprehensive array of units. Within this well-appointed space, there is an integrated fridge freezer, washing machine, and dishwasher. A 1.5 sink, complete with an waste disposal, as well as a double oven with gas hob with extractor hood. The gas fired boiler is also housed within the kitchen.

Flowing seamlessly from the kitchen is the dining room/garden room which offers radiators, rear windows and French doors opening onto the patio. Continuing through the dining room, you'll find the living room, featuring an electric fireplace, radiator, and side-facing windows. Additional storage is available in the under stairs cupboard.

Ascending to the first floor, a generously proportioned landing that grants access to

both a linen cupboard and an airing cupboard.

The master bedroom offers dual aspect windows, along with built-in wardrobes and radiators. An en suite accompanies the master bedroom, featuring a WC, wash hand basin with a vanity unit.

Bedroom two offers dual aspect windows and radiators. Additionally, a large built-in wardrobe provides ample storage space.

The bathroom provides a WC, wash hand basin with vanity units, bath and a heated towel rail.

On the second floor, the landing provides two convenient storage cupboards and a skylight.

Bedroom three features dual aspect windows and a radiator.

Bedroom four offers a skylight and window overlooking the neighbouring sports grounds. Additionally, there is a built-in cupboard as well as a radiator.

Completing this level is the bathroom, which includes a WC, wash hand basin, bath, heated towel rail, and an obscured window.

Outside

To the rear of the property is an enclosed courtyard garden. There are a range of

flower beds containing a variety of mature shrubs, bushes and flowers. A gate provides access to the communal gardens.

The meticulously maintained communal garden offers a large range of flower beds also containing mature trees, shrubs and flowers. Centrally lies a water feature with multiple seating areas.

There is also an allocated carport located within the development.

Situation

Abbeymead Court is a tucked away development just off Horsecastles. The property offers close proximity to the historic Abbey town of Sherborne where you will find 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 Bridport.

Services

Mains gas, electricity, water and drainage
Gas central heating
Dorset County Council – www.dorsetcouncil.gov.uk

Council tax band - F
 Service Charge - £3962.24 per annum
 Ground Rent - £324.10 per annum

Superfast broadband is available in the area
 Mobile phone coverage is available inside and outside
 Source Ofcom - ofcom.org.uk

Directions
 (On foot) From our office opposite the Abbey on Half Moon Street, head in a south-westerly direction, take a slight right onto Trendle Street, then continue over the cross junction onto Horsecastles. Take a left onto The Old School Place then continue straight to Abbeymead Court.

What3words - ///innovator.elevate.boils

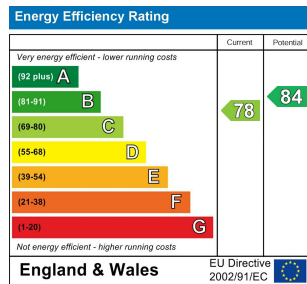
Abbeymead Court, Sherborne

Approximate Area = 1874 sq ft / 174.1 sq m
 Limited Use Area(s) = 12 sq ft / 1.1 sq m
 Total = 1886 sq ft / 175.2 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Symonds & Sampson. REF: 1112375



Sherb/AW/0524



01935 814488
 4 Abbey Corner Half Moon Street
 Sherborne
 Dorset
 DT9 3LN
 sherborne@symondsandsampson.co.uk

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

