



1 Higher Westbury, Bradford Abbas, Sherborne

Nestled in the pretty village of Bradford Abbas, this well-presented two-bedroom detached bungalow offers a perfect blend of comfort and style. Outside the property sits on a good-sized plot and offers ample off road parking and a garage.

Guide Price
£339,500
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

1 Higher Westbury, Bradford Abbas, Sherborne, DT9 6RX

- Two double bedroom detached bungalow
- Well-presented and updated accommodation
 - Fitted kitchen with integrated appliances
 - Beautiful, mature, South facing garden
- Ample off road parking, gated driveway and garage
 - Idyllic village location

Viewing strictly by appointment
Symonds & Sampson
01935 814488





Located in the picturesque village of Bradford Abbas, this delightful detached bungalow boasts an entrance hall, cloakroom, dual aspect reception room, a fitted kitchen with integrated appliances, two comfortable bedrooms, and a modern shower suite, spanning 723 square feet. The property features a generous parking area with space for several vehicles, and a garage.

Accommodation

A good-sized entrance porch welcomes you into the property, where there is access into a versatile cloakroom. Previously an office, it is now fitted with a WC and vanity unit with hand basin, and double glazed windows to the side and rear.

From the entrance hall, a pine door leads into the dual aspect sitting/dining room which features an Esse woodburner and built in shelves. French doors leads outside to a raised decking area that overlooks the garden.

Off the dining area is a well-appointed kitchen, equipped with integrated fridge and freezer, slimline dishwasher, washing machine, induction hob, a self-cleaning oven, as well as ample storage.

An inner hall leads from the sitting room, and has an airing cupboard housing the hot water tank. There is also access to the loft which is

partially boarded, has a light and ladder. Doors lead to both double bedrooms which offer built-in storage and are fitted with efficient German electric ceramic radiators.

The modern fitted shower room comprises of a walk-in shower unit with electric Mira shower, wash hand basin and WC, with a heated towel rail and extractor fan.

The property has been updated and well looked after by the current vendors, including a new consumer unit and and presurised hot water tank in 2020, installing the log burner and general décor updates.

Outside

The property boasts a spacious driveway, leading to a further parking area behind secure gates and a single garage with light and power.

The bungalow sits on a generous plot with mature gardens to the front and rear. Two sheds (one with light and power), a greenhouse, and a vegetable patch offer ample space for gardening enthusiasts. The rear garden includes a small pond, well-stocked flower beds, and exterior power points and water taps for convenience.

Situation

Bradford Abbas is a charming village located approximately 4 miles West of Sherborne and 3.5 miles South East of Yeovil, offering easy

access to both towns. The village boasts various amenities, including St Mary Church, believed to date back to the 11th Century, a popular Public House (The Rose & Crown), and St Mary's Church of England Primary School.

A short drive away is Sherborne's main shopping street which 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 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 electric, water and drainage.
Electric radiators.

Dorset Council

Council Tax Band C

Ultrafast broadband is available. There is limited indoor mobile signal but likely outside. (Source Ofcom: <https://checker.ofcom.org.uk/>)

Check the flood risk report on government website: <https://check-long-term-flood-risk.service.gov.uk/risk#>



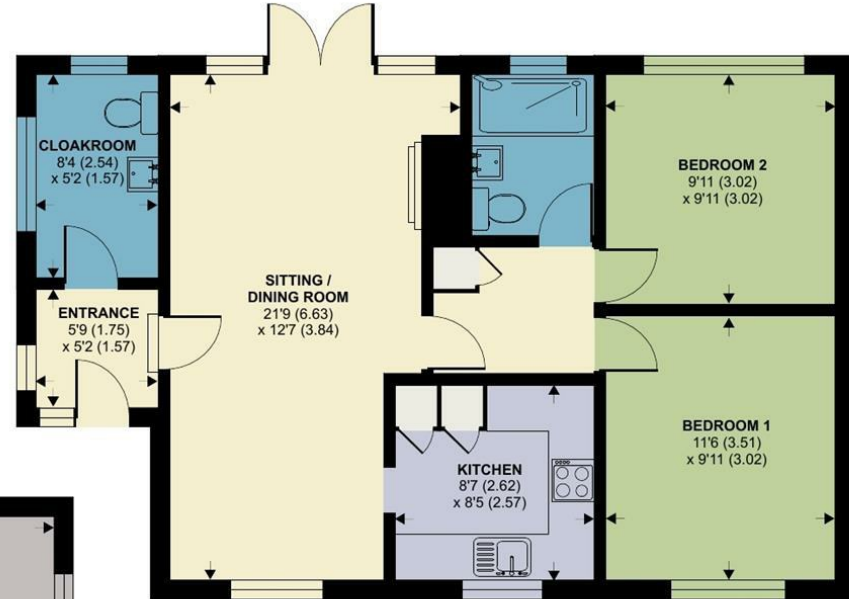
Higher Westbury, Bradford Abbas, Sherborne

Approximate Area = 723 sq ft / 67.2 sq m

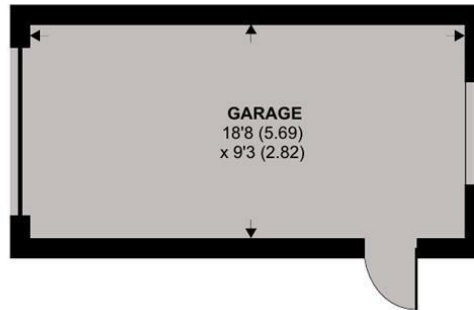
Garage = 174 sq ft / 16.2 sq m

Total = 897 sq ft / 83.3 sq m

For identification only - Not to scale



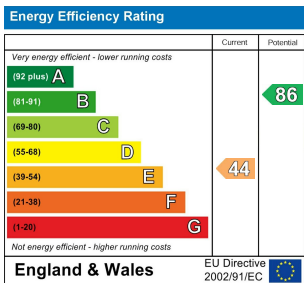
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1130506



Directions
What3words:///loves.juror.knee



SHE/AWW/28052024



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.

