



## Avalon, Wootton Grove, Sherborne

A charming three bedroom double fronted period property, conveniently situated within a highly desirable location close to Sherborne town centre.

Guide Price  
**£330,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858



## Avalon, Wootton Grove, Sherborne, DT9 4DL

- Period mid-terrace house
- Well presented throughout
  - Three bedrooms
  - Two reception rooms
- South-west facing courtyard garden
- Close to local amenities and the town centre

Viewing strictly by appointment  
Symonds & Sampson  
01935 814488







A well-maintained double fronted period house situated in a highly sought-after residential address, in close proximity to Sherborne town centre. This property boasts original character features, spacious living areas, and a south-westerly facing courtyard garden.

#### Accommodation

Upon entering the property, you are greeted by a spacious hallway featuring the original tiled flooring, a radiator, and a stairway.

Following into the open plan dining room and living room, you'll find dual aspect windows offering views to both the front and rear of the property. The living room features an open fireplace, while the dining room includes a convenient under-stairs cupboard with shelving.

From the dining room, a door leads to the boot room, currently utilized for storage and housing a tumble dryer.

The kitchen offers ample storage units and space for a washing machine and fridge freezer. There is also an electric oven, a gas hob with an extractor fan overhead, and a 1.5 sink. This room also benefits from dual aspect windows as well as a wood burner.

Ascending to the first floor, the landing offers dual aspect windows to the side and front. It also includes loft access and a convenient

cupboard.

The master bedroom features a large front-facing window and a radiator.

Bedroom two also has a front-facing window and radiator.

Bedroom three offers a rear-facing window and a cupboard housing the gas-fired boiler.

The bathroom is equipped with a WC, wash hand basin, bath with shower over, a radiator, and an obscured window.

The property is double glazed throughout.

#### Outside

The south-westerly facing garden, accessed via the boot room, is largely patioed and enclosed by fencing as well as mature shrubs.

#### Situation

Situated in the historic Abbey Town of Sherborne, residents benefit from close proximity to local amenities, schools, healthcare 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.

#### Services

Mains electric, gas, drainage and water  
 Gas central heating  
 Dorset Council - [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)  
 Council Tax Band – C  
 EPC - E

Ultrafast broadband is available in the area.  
 Mobile phone coverage is available outdoors and indoors.  
 Source Ofcom - [ofcom.org.uk](http://ofcom.org.uk)

**Directions**

From our office on Half Moon Street, turn right and follow the road onto Long street. Take a left into St Swithins Road and follow straight onto North Road. When approaching the junction turn right and then immediately left onto Wootton Grove. The property can be located on the left hand side at approximately 70 yards.

What3words - ///asked.kitten.lanes

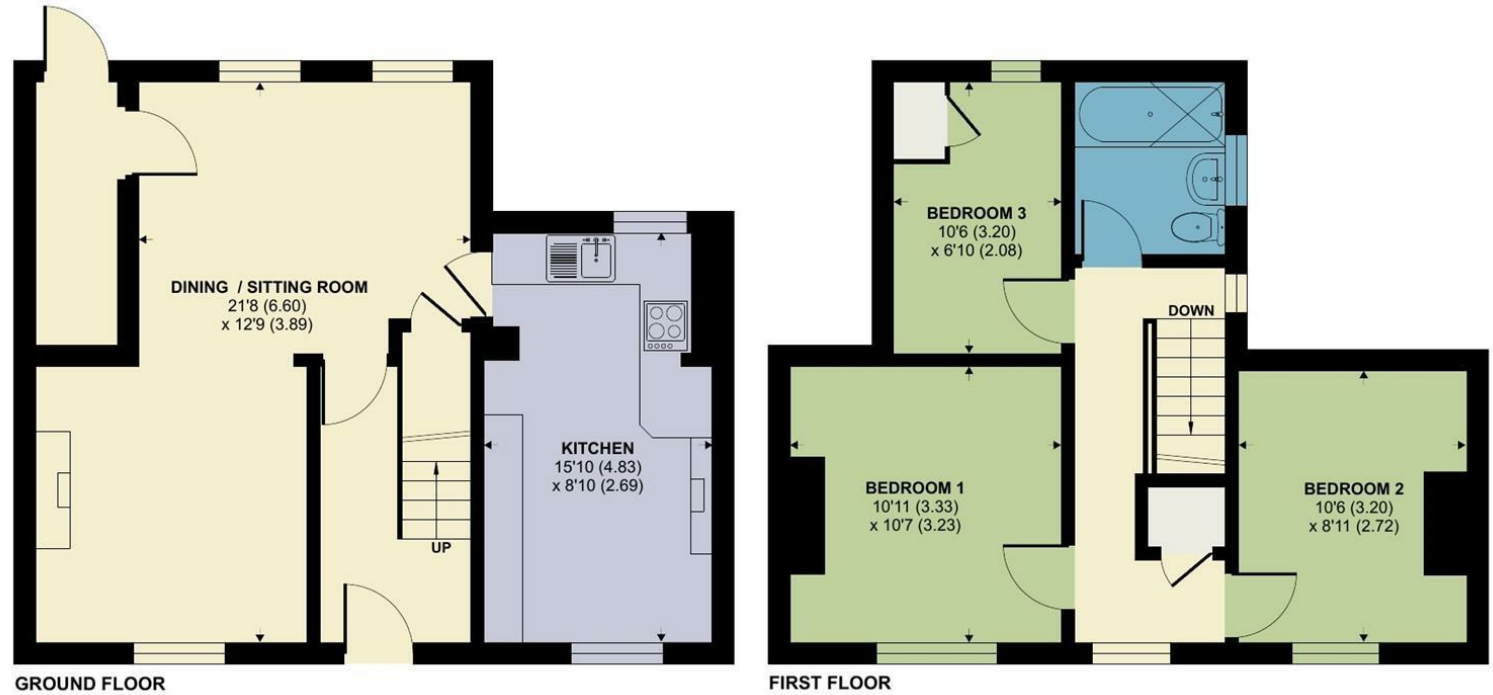
**Agents Note**

Waiting further information regarding the right of access to the rear of the property.

# Avalon, Wootton Grove, Sherborne, DT9

Approximate Area = 932 sq ft / 86.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1132393



SheRes/AWW/0524



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