



The Stables, 70B South Street, Milborne Port

A charming two bedroom semi-detached cottage, situated in a popular village, with off road parking. Offered for sale with no onward chain.

Guide Price

£265,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

The Stables 70B, South Street, Milborne Port, DT9 5DH

- Two bedroom semi-detached cottage
- Two reception rooms and a modern fitted kitchen
 - Character features
 - Private courtyard garden
 - Driveway parking for one
- Gas central heating and double glazed
 - No onward chain

Viewing strictly by appointment
Symonds & Sampson
01935 814488





Offering two reception rooms, a fitted kitchen and two double bedrooms, this charming stable conversion is situated in the sought after village of Milborne Port and offered for sale with no onward chain. The property is well-presented throughout, and has a driveway providing parking for one vehicle.

Accommodation

On entering the property, you are welcomed into a spacious hallway, with access to both reception rooms, the kitchen and cloakroom fitted with WC and wash hand basin. The kitchen enjoys dual aspect, making it a bright space. It has been fitted with shaker-style cabinetry and soft-close doors, with an integrated electric cooker and four ring hob. There is space and plumbing for a washing machine.

The sitting room and dining room enjoy their own access from the hallway, with double sliding doors in between the two rooms so you can open it out to be an open plan space or separate reception rooms. The sitting room has an electric fireplace with stone surround and hearth. Sliding

patio doors lead out to the garden.

Upstairs there are two double bedrooms, both benefitting from rear aspect windows, with bedroom one providing built in wardrobes. There is also a modern fitted shower room, with walk in shower, WC and wash hand basin. Exposed beams add a touch of character throughout the first floor and there is a storage cupboard and large airing cupboard housing the hot water tank.

Outside

To the rear of the property is a private courtyard garden, largely laid to patio, with a raised bed border and garden shed. The garden benefits from being West-facing and has access to the side. There is driveway parking to the side for one car.

Situation

Situated a stones throw from St John's the Evangelists Church, the cottage is located a short distance from local amenities. Milborne Port Butchers and award winning Fish

& Chip shop and restaurant are a short walk away, as is a small precinct where a weekly produce market is held on a Saturday morning. The village also benefits from a Cooperative store, doctors surgery, pharmacy, hairdressers and several pubs. In addition, there is The Clockspire which is a fine dining restaurant and bar which is gaining a fantastic reputation.

Milborne Port is a short distance from the pretty Abbey town of Sherborne 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 (5.5 miles) and the county town of Dorchester (18 miles). 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 gas, electric and water and drainage
Gas central heating

Superfast broadband is available. Indoor mobile coverage is limited, outside is likely. (Source: Ofcom <https://checker.ofcom.org.uk/>)

The Government's flood risk assessment at <https://check-long-term-flood-risk.service.gov.uk/risk#> gives the flood risk of an area, not a specific property.

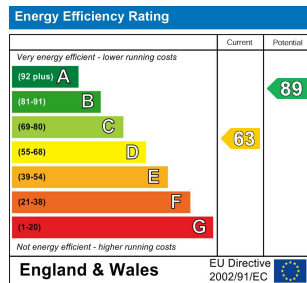
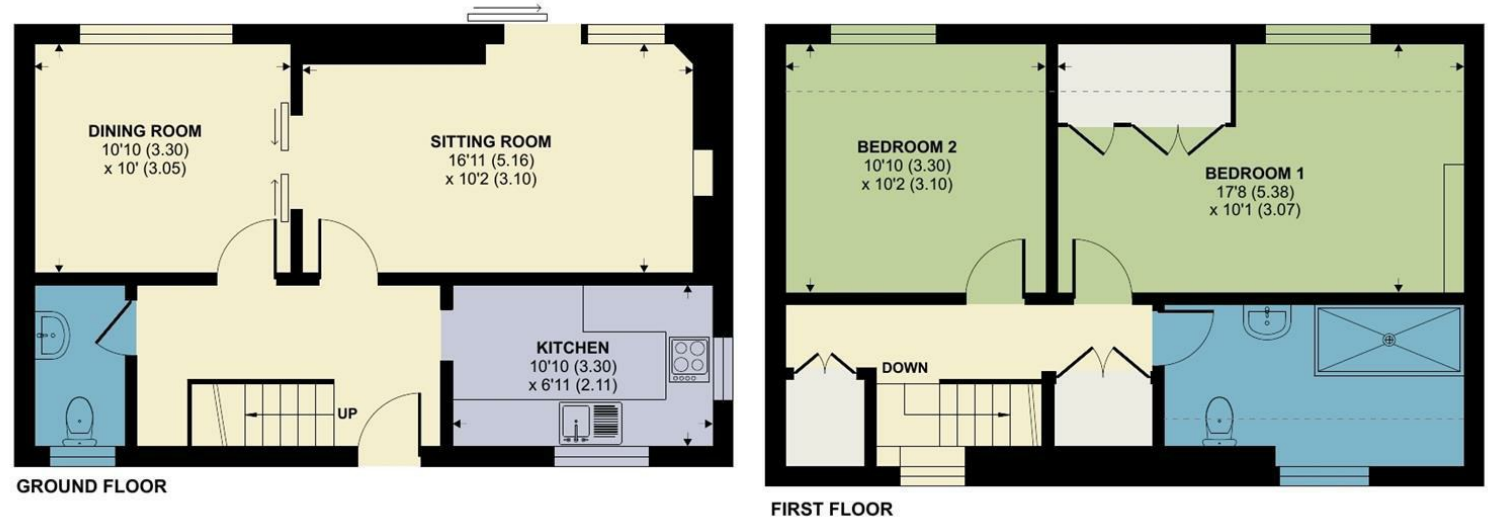
Directions
What3words:///funny.moderated.enable

South Street, Milborne Port, Sherborne

Approximate Area = 905 sq ft / 84 sq m
Limited Use Area(s) = 79 sq ft / 7.3 sq m
Total = 984 sq ft / 91.3 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). © nchecom 2024. Produced for Symonds & Sampson. REF: 1108760



SHE/JMK/10062024



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.

