



## Brookfield, Lower Kingsbury, Milborne Port

A well-presented four-bedroom detached family home with a picturesque countryside outlook. The property is situated in a 'tucked away' location on a quiet no-through road in the highly sought-after village of Milborne Port.

Guide Price  
**£490,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## Brookfield, Lower Kingsbury, Milborne Port, DT9 5ED

- Spacious four bedroom property
- En suite to the master bedroom
  - Well presented throughout
  - Ample off street parking
- Garden with views over neighbouring countryside
- Situation on a no through road

Viewing strictly by appointment  
Symonds & Sampson  
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Nestled on the outskirts of the highly sought-after village of Milborne Port, this four-bedroom home is beautifully presented and boasts spacious, well-proportioned rooms throughout. The property features a meticulously maintained garden with stunning countryside views and offers ample off-street parking.

#### Accommodation

Upon entering through the front porch, the entrance hall provides access to all principal rooms, as well as the cloakroom and under stairs storage.

The kitchen caters to all culinary needs and has been tastefully updated and redesigned in recent years. It features a Shaker-style kitchen with quality Neff appliances, including an eye-level oven and microwave, as well as an electric hob with an extractor fan. There is also a sink positioned beneath a front-facing window, along with space for a slimline dishwasher and a fridge freezer.

The dining room lies adjacent to the kitchen, which in turn has double doors leading into the living room. Both rooms are filled with light from the rear-facing windows. The living room also benefits from a multi-fuel stove and French doors leading out to the garden terrace.

The utility room offers wall and base units with space for white goods. There is also a sink and a door leading to the side of the property. The study is located off the utility room and provides flexible accommodation with a front-facing window and a storage cupboard.

Ascending to the first floor the landing provides access to four double bedrooms, a family bathroom, storage cupboards and the loft space. The loft is partially boarded and is equipped with a light and ladder. The gas fired boiler and water tank are also located within the loft space.

The master bedroom offers a generous space, with a rear facing window and a built in wardrobe. Alongside is a generously sized ensuite.

Bedroom two offers a front facing window and a built in wardrobe.

Bedrooms three and four both offer rear facing windows, with bedroom four benefiting from a built in wardrobe.

The family bathroom offers a complete suite.

#### Outside

The rear garden has been thoughtfully landscaped with tiered areas. Two levels are largely laid to lawn and feature mature trees, well-established borders, and a wide selection of mature shrubs and flowers. There is a summer house with electricity, accompanied by a patio area perfect for al fresco dining. At the rear of the garden, accessible through a timber garden arch, is a gardening patch with raised flowerbeds, a greenhouse and views overlooking the neighboring countryside.

To the front of the property, there is an area laid to lawn alongside a block-paved driveway that provides ample off-road parking. Side access to the rear garden is

available from both sides of the property, where you will also find a convenient shed.

#### Situation

The property is situated on quiet no through road on the outskirts of the village. Milborne Port Butchers, award winning Fish & Chip shop and restaurant are with in close proximity, 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 historic 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.

Milborne Port offers a highly regarded primary school. The neighbouring town of Sherborne also offer two prestigious primary schools within the town, all 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

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**Services**

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

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

**Directions**

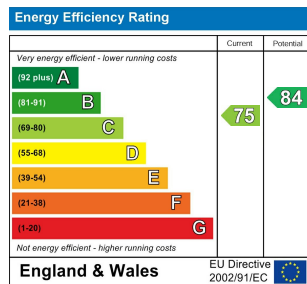
What3words - [///define.easygoing.candidate](https://www.what3words.com/define/easygoing.candidate)



# Lower Kingsbury, Milborne Port, Sherborne

Approximate Area = 1573 sq ft / 146.1 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). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1141326



Sherb/JM/0624

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