



37 Ambrose Close, Bradford Abbas, Sherborne

A well-presented four-bedroom detached family home set within the picturesque village of Bradford Abbas. The property is situated in a quiet close and benefits from off road parking and a south facing garden.

Guide Price
£550,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

37 Ambrose Close, Bradford Abbas, Sherborne, DT9 6RL

- Four bedrooms
- Situated in a quiet close
 - Well presented
- Spacious accommodation
- Off road parking and garage
 - South facing garden

Viewing strictly by appointment
Symonds & Sampson
01935 814488





Located in the picturesque village of Bradford Abbas, this four bedroom detached chalet bungalow offers spacious accommodation throughout with an open plan kitchen/diner, well manicured south facing garden and ample off road parking.

Accommodation

Upon entering the property, you are welcomed into a hallway that grants access to the reception rooms, downstairs bedrooms and storage cupboards.

The kitchen caters to all culinary needs and features ample storage units, an integrated fridge and a dishwasher, a 1.5 sink positioned beneath a rear-facing window, an island unit and an electric Belling oven with a hob and an extractor fan. The dining area includes a front-facing window and French doors that open to the garden.

Adjacent to the kitchen, a passageway offers space for white goods and access to the rear of the garage. An additional door from this passageway also leads to the garden. There is also a cloakroom that houses the oil-fired boiler.

The living room is highlighted by a log burner, dual aspect windows and bifold doors that open to the decking area.

Ascending to the first floor, the stairway is illuminated by a rear-facing window and two Velux windows along the landing. The landing also offers ample built-in storage cupboards.

Upstairs, the property boasts two substantial bedrooms, both featuring Velux windows. The second bedroom also includes fitted furniture.

To the front of the ground floor are two versatile bedrooms, both featuring front-facing windows. Bedroom three benefits from both a built-in cupboard and additional fitted cupboards.

Two large bathrooms can be located on the first floor, the first bathroom offer a WC, hand wash basin, bath, a heated towel rail and built in cupboards. The second bathroom compromises a walk in shower, wash hand basin, WC and a heated towel rail.

Outside

To the rear, the meticulously maintained garden is predominantly laid to lawn, bordered by flower beds filled with mature shrubs. From the kitchen, there is a patio area with a shed nearby, while the living room opens onto a decking area. A side gate provides access to the front garden, which is enclosed by beech hedging and predominantly laid to lawn, featuring mature shrubs and a vegetable patch.

Situation

The property is situated on quiet close within the village of Bradford Abbas which offers a variety of amenities, including a church, a primary school, a public house, and a sports centre.

Bradford Abbas 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 (3.5 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 (16 miles) to Paddington, which takes about 90 minutes. Bournemouth, Bristol and Exeter Airports are all easily accessible.

Bradford Abbas 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.

Services

Mains electric, water and drainage
Oil central heating
Dorset Council - www.dorsetcouncil.gov.uk
Council Tax Band – E
EPC - D

Ultrafast broadband is available in the area
Mobile phone coverage is available outside, with limited availability indoors
Source Ofcom ofcom.org.uk

Directions

From Sherborne head south-west on Bradford Road. Follow this road taking before

taking a slight left hand turn onto Grants Hill. Follow this road for 2.2 miles then turn right onto Church Road. Follow through the village of Bradford Abbas, at the junction turn right onto Westbury then take your first left hand turn onto Bishops Lane. Take your first right off of Bishops lane, once approaching the close turn left. The proerty can be located by a Symonds and Sampson board on your right hand side. What3words - ///oath.potato.native

Ambrose Close, Bradford Abbas, Sherborne

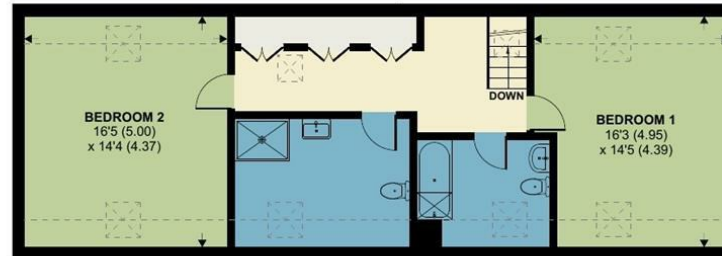
Approximate Area = 1735 sq ft / 161.1 sq m

Limited Use Area(s) = 158 sq ft / 14.6 sq m

Garage = 151 sq ft / 14 sq m

Total = 2044 sq ft / 189.7 sq m

For identification only - Not to scale



FIRST FLOOR

Denotes restricted head height



GROUND FLOOR

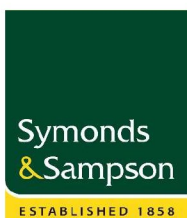


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1141316



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Sherb/JM/0624



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

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