



62 Granville Way, Sherborne

Situated on a sizeable plot, this three-bedroom property features a generous rear garden, off-street parking, and a pleasant outlook over the neighbouring green.

Guide Price

£325,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

62 Granville Way, Sherborne, DT9 4AT

- Three bedroom semi-detached home
- Views overlooking the adjacent green
- Situated in a quiet location on a popular development on the edge of Sherborne
 - Off street parking and a garage
 - No onward chain

Viewing strictly by appointment
Symonds & Sampson
01935 814488





Situated in a sought after location within the historic abbey town of Sherborne, this semi detached three bedroom property offers a sizable plot and a pleasant outlook over the adjacent green. To the rear is a beautifully maintained garden alongside a garage and parking.

Accommodation

The front door opens into a hallway that provides access to the downstairs cloakroom and the staircase leading to the first floor.

The kitchen is well-equipped to meet all culinary needs, featuring ample cabinetry, space for white goods, a gas hob with an extractor fan, an electric oven, space for a fridge freezer and a sink situated beneath the rear-facing windows. The gas-fired boiler is also located within the kitchen.

The sitting room is bright and spacious, benefiting from dual aspect windows to the front and rear. It includes an understairs storage cupboard and double doors that open onto the garden patio.

On the first floor, the landing provides access to all principal rooms and the family bathroom. There is also an airing cupboard housing the hot water tank, a window overlooking the neighbouring green and access to the loft space.

The property has two double bedrooms, both with fitted wardrobes, and a third bedroom/office with built-in shelving and pleasant views over the green.

The family bathroom is fitted with a WC, wash hand basin, radiator, extractor fan and a bath with a shower over.

Outside

The garden is enclosed by fencing and provides a spacious lawn bordered by flower beds filled with mature trees, shrubs and flowers. This area features convenient side access and a rear gate leading to a parking area. Additionally, there is a pedestrian door at the back of the garage. The garage itself is equipped with an up-and-over door, electricity and lighting.

Situation

Situated in a sought after development on the outskirts of

the historic Abbey Town of Sherborne, this residents benefit from close proximity to local amenities, schools, 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
Council Tax Band – D
EPC - C

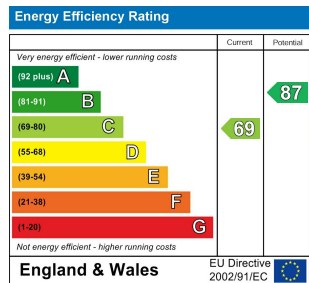
Ultrafast broadband is available in the area
Mobile phone coverage is available outside,
limited coverage is available inside .
Source Ofcom ofcom.org.uk

Agents Note

There is currently a service charge of £124.00 per annum to Meadfleet LTD to cover upkeep of the estate.

Directions

Travelling on the A30 from Sherborne eastwards, at the roundabout take the first exit onto Granville Way. Follow this road for approximately 0.2 miles - the property can be located on the right hand side and be identified by a Symonds and Sampson board. What3words - ///faced.glassware.trimmer



Sherb/JM/0624



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Granville Way, Sherborne

Approximate Area = 758 sq ft / 70.4 sq m
Garage = 142 sq ft / 13.2 sq m
Total = 900 sq ft / 83.6 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). © nchecon 2024. Produced for Symonds & Sampson. REF: 1149585



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