



Grassmere, Stony Lane, Holwell, Sherborne

A substantial detached chalet bungalow offering five bedrooms, exceptional views over the Blackmore Vale countryside and ample outside space including a adjacent paddock.

Guide Price

£625,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Grassmere, Stony Lane, Holwell, Sherborne, DT9 5LJ

- Five bedroom detached property
- Spacious and well presented accommodation throughout
- Undisturbed views over the Blackmore Vale countryside
- Double garage with studio above and an additional single garage
 - Paddock
 - No onward chain

Viewing strictly by appointment
Symonds & Sampson
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Set in an elevated position, this substantial five bedroom chalet bungalow offers enviable views over the Blackmore Vale countryside. This property offers spacious accommodation throughout and benefits from recent refurbishment, with new décor and carpets. The property is complemented by neighbouring paddock, single garage, double garage with a studio above and a large garden.

Accommodation

Upon entering the property the hallway provides access to the principal rooms on the ground floor.

The living room enjoys an open fireplace and double aspect windows, with a front facing window overlooking the neighbouring countryside.

The kitchen diner situated at the rear left side of the property, and is equipped to meet all culinary requirements, featuring two integrated fridges and ample space for dining furniture. It includes an electric hob with an extractor hood, an eye-level electric oven with a grill, and a sink positioned beneath side-facing windows. Adjacent to the kitchen is the utility room, which boasts large storage cupboards, plenty of space for white goods with a countertop above, a door providing side access and another door leading to a convenient lean-to. A cloakroom is also accessible from the utility room.

The study, a versatile room featuring a rear-facing window and a radiator.

Bedroom three offers a front-facing window that provides countryside views, as well as a radiator.

The generously sized master bedroom features dual aspect windows that provide views of the neighbouring countryside. This room also benefits from a built-in cupboard and a complete ensuite.

Bedrooms four and five, both located on the ground floor, offer spacious accommodation with windows and radiators.

To the rear of the hallway is the stairway leading to bedroom two, with an understairs cupboard beneath.

Bedroom two offers a side-facing windows and loft access. Adjacent is a passageway featuring a front-facing window that provides panoramic views of the Blackmore Vale countryside.

Garden and outbuildings

The outside space offers versatility with a range of outbuildings and a paddock.

Enclosed by wooden gates, the driveway provides extensive parking and access to the garages. To the side of the driveway is a single car garage with an up-and-over door, power and lighting. The oil-fired boiler is located located within. At the rear of the driveway is a double garage, also featuring up-and-over doors, power and lighting. Rear stairs lead to a studio above the double garage, comprising two rooms with lighting, power, night storage heating, skylights and a side-facing window. The oil tank is conveniently accessible next to the double garage.

To the rear, lies a patioed area which leads to a expansive garden laid to lawn. Stretching around to the front of the property the garden is enclosed by hedging. Adjacent to the garden, a gate leads to a useful enclosed area with a five-bar gate providing vehicle access to the road.

The paddock lies opposite the property, enclosed by stock fencing and hedging. It can be accessed via a five-bar gate and also includes access to water. Owning this paddock offers the rare privilege of having control your captivating rural views.

Situation

The property is located on a quiet road within the village of Holwell. The neighbouring village of King Stag offers a public house, coffee shop and garage offering essential amenities.

The village is located 6 miles to the South of Sherborne where there is 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 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, Hazelgrove 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, drainage and water
Oil central heating
Dorset County Council – www.dorsetcouncil.gov.uk
Council Tax Band – F
EPC - D

Superfast broadband is available in the area
Mobile phone coverage is available outside with limited availability inside
Source Ofcom - ofcom.org.uk

Directions

From Sherborne take the A352 then turn left onto the A3030 signed Sturminster Newton.

After approximately 2 miles take the right hand turning signposted Holwell. Follow this road down into the valley, crossing the stream and continue into the village. Continue through the village, turning left onto Stony Lane. The property can be located on the left hand side and can be located by a Symonds and Sampson board.
 What3words:///padding.covers.signs

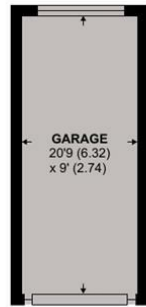


Denotes restricted head height

Stony Lane, Holwell, Sherborne

Approximate Area = 2146 sq ft / 199.3 sq m
 Limited Use Area(s) = 206 sq ft / 19.1 sq m
 Garages = 909 sq ft / 84.5 sq m
 Total = 3261 sq ft / 302.9 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). © n1checom 2024. Produced for Symonds & Sampson. REF: 1148919



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Sherb/JM/0724



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