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Clanfield, Sherborne

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Clanfield
Sherborne
DT9 6BE

Offered to the market with no onward chain, this two bedroom semi detached property sits in a sought after location offering views over the Dorset countryside.



- Panoramic views over Dorset countryside
- Light and spacious accommodation throughout
 - Off road parking
 - Close proximity to amenities
 - No onward chain

Guide Price £260,000

Freehold

Sherborne Sales
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THE DWELLING

Constructed in 1985, this two bedroom semi detached property sits on the outskirts of Sherborne offering panoramic views across Dorset countryside.

ACCOMMODATION

The ground floor features a generously sized living and dining area. The kitchen, situated at the rear of the property, is accessed through a wide opening and is fully equipped to meet all your culinary needs, as well as offering views over the neighbouring countryside. It also offers convenient access to the utility room and a well-appointed shower room.

The first floor offers two double bedrooms, both providing spacious and bright accommodation. Bedroom two benefits from panoramic views over Sherborne countryside. Additionally, the family bathroom is located on this level.

GARDEN

The rear garden, enclosed by fencing, features a generous lawn area, boarded by well-established flower beds, and is complemented by a patio seating area. The garden also includes a shed, a greenhouse and convenient side access. There are stunning views over open fields to the Sherborne countryside.

SITUATION

Situated on the outskirts of the historic Abbey town of Sherborne, this property is part of a highly sought-after residential neighbourhood. It offers the convenience of being close to a local convenience store (Co-Op) and a bus stop, while also being within easy reach of Sherborne's amenities, schools, and transport links. The main shopping street features a variety of independent shops, restaurants, and supermarkets, including Waitrose and Sainsbury's. Nearby towns include Yeovil, just 5.5 miles away, and Dorchester, 18 miles from the property.

Sherborne offers excellent educational options, including two primary schools, The Gryphon School for secondary education, and highly regarded private schools including the Sherborne schools, Leweston and Hazlegrove. The town provides a regular train service to Waterloo (2.5 hours), while a faster train to Paddington (90 minutes) is available from Castle Cary (12 miles). Bournemouth, Bristol, and Exeter Airports are easily accessible.

DIRECTIONS

What3words - ///mirror.eyepieces.sliders

MATERIAL INFORMATION

Mains electric, gas, drainage and water

Gas central heating

Dorset Council - www.dorsetcouncil.gov.uk

Council Tax Band - C

Ultrafast broadband is available in the area

Mobile phone coverage is available outside with limited coverage inside.

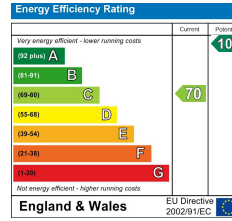
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Approximate Area = 766 sq ft / 71.1 sq m (excludes store)

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: 1173804



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