

Symonds  
& Sampson



6A

Vincent's Close, Alwiston, Sherborne

# 6A

Vincents Close  
Alweston  
Sherborne  
DT9 5JH

Situated in the heart of Alweston village, this four-bedroom family home occupies a desirable corner plot. The property offers spacious accommodation throughout, with beautiful views overlooking the neighbouring countryside.



- Four bedroom detached
  - Countryside views
- Situated in a quiet no through road in the charming Dorset village of Alweston
  - Garage and off road parking spaces
    - No onward chain

Guide Price £435,000

Freehold

Sherborne Sales  
01935 814488  
sherborne@symondsandsampson.co.uk



## THE DWELLING

Constructed in 1976, this four bedroom family home occupies a prime corner plot within a highly sought-after development which backs onto open countryside.

## ACCOMMODATION

The property boasts generously sized rooms on the ground floor, providing thoughtfully designed accommodation. The layout focuses on practicality and comfort, with abundant natural light enhancing the home's appeal.

The first floor features four double bedrooms, all offering ample storage. The master bedroom includes an ensuite bathroom. Additionally, there is a family bathroom located on this floor.

## GARDEN

The garden offers impressive views across the neighbouring countryside and has a large area laid to lawn with mature shrubs and tree located throughout. Access to the front of the property can be found either side of the property. The driveway offers ample off road parking and a single car garage with light and power. The oil tank is located to the side of the property.

## SITUATION

Vincent's Close is nestled in the idyllic countryside village of Alwinston, which offers a bakery, golf course, pop-up postal service, tennis courts and a range of activities and clubs hosted by the village hall. The nearby village of Bishops Caundle features a community shop. Approximately 4 miles north is the historic abbey town of Sherborne, known for its range of independent shops and two supermarkets. The area is well-connected, with a mainline train to London Waterloo and Exeter and convenient links to the A303 and M3 motorway network.

## DIRECTIONS

What3words - ///tools.proved.presuming

## SERVICES

Mains water, electric, and drainage are connected to the property. Oil-fired heating.

## MATERIAL INFORMATION

Broadband - Ultrafast broadband is available.

Mobile phone network coverage is limited inside and likely outside (Information from Ofcom <https://www.ofcom.org.uk>)

Dorset Council

Council Tax Band: E

## AGENTS NOTE

The solar photovoltaic Panels on the property are under lease with a term of 25 years and 2 months commencing from the 02/03/2012.



# Vincents Close, Sherborne

Approximate Area = 1646 sq ft / 152.9 sq m  
 Garage = 152 sq ft / 14.1 sq m  
 Total = 1798 sq ft / 167 sq m  
 For identification only - Not to scale

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 63                      | 68        |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1165360



Sherb/Aw/0824



01935 814488

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



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT