

The logo for Symonds & Sampson, featuring the company name in white text on a dark green rectangular background with a thin yellow horizontal line at the bottom.

Symonds
& Sampson

A large, two-story stone building with a red-tiled roof and a paved courtyard. The building features a mix of traditional stone walls and modern white-framed glass extensions. The courtyard is paved with reddish-brown bricks. To the left, there are lush green bushes and a wooden fence. The sky is blue with some light clouds.

Applecross

7 Bazzleways Close, Milborne Port, Sherborne

Applecross

7 Bazzleways Close
Milborne Port
Sherborne
DT9 5FD

This substantial and charming home is part of a sought after development, situated within a walled garden formerly part of a local manor house estate.



- Spacious and light accommodation throughout
 - Underfloor heating to the ground floor
 - Ensuite to the master bedroom
 - Large double garage, ample off-road parking
- Sought after Somerset village with lovely countryside



Guide Price £625,000

Freehold

Sherborne Sales
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THE DWELLING

Constructed in the early 2000s, this home occupies a prime position within a sought-after development, nestled within a walled garden that was once part of a local manor house estate.

ACCOMMODATION

The property features spacious rooms on the ground floor, offering well-designed accommodation with plenty of charm. The layout emphasizes practicality and comfortable living, 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 well-established walled garden features a large lawn area with mature apple trees and flower beds. An outbuilding is located to the rear of the garden next to a sheltered lean-to, and there is also a summer house. A side gate provides access to the front of the property, offering ample parking and access to the double garage.

SITUATION

Milborne Port is a charming village in East Somerset, located about three miles south of Sherborne. The village boasts an excellent community with amenities such as weekly markets, a Cooperative store, a doctor's surgery, a primary school, a church, a pub, a village shop, and The Clockspire, a highly regarded fine dining restaurant and bar. The neighboring historic abbey town of Sherborne offers additional amenities, both private and state education options, and railway services that provide convenient commuting to London Waterloo in approximately 2.5 hours.

DIRECTIONS

What3words - ///absorbing.hopefully.loves

SERVICES

Mains water, electric, gas and drainage are connected to the property. Mains gas central heating. The loft provides a ladder, light and is partly boarded.

MATERIAL INFORMATION

Broadband - Superfast broadband is available.

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

Somerset Council

Council Tax Band: F

Agents note: A well progressed development site lies to the rear of Applecross. Planning application no - Planning Application: 17/03985/OUT



| Energy Efficiency Rating | |
|------------------------------------------|---------|
| Energy Efficiency Class | Current |
| Very energy efficient (greenest colour) | |
| A | |
| B | |
| C | 7.7 |
| D | 8.4 |
| E | |
| F | |
| G | |
| Very energy inefficient (reddest colour) | |
| England & Wales | |
| EU Directive 2002/91/EC | |

Bazzleways Close, Milborne Port, Sherborne

Approximate Area = 1947 sq ft / 180.8 sq m
 Garage = 336 sq ft / 31.2 sq m
 Outbuilding = 180 sq ft / 16.7 sq m
 Total = 2463 sq ft / 228.7 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). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1159049



Sherb/AW/0724



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