

Symonds  
& Sampson

# New Coach House

Chetnole Road, Leigh, Sherborne, Dorset

# New Coach House

Chetnole Road

Leigh

Sherborne

Dorset DT9 6HJ

This double-fronted four-bedroom property is located in the sought-after village of Leigh. Boasting light and spacious accommodation, the home has been thoughtfully updated by the current owners, making it both practical and inviting.



- Detached double fronted four bedroom property
  - Recently refurbished ground floor
  - Master bedroom with ensuite
  - Backing on open countryside
  - Sought after village location
  - Ample off street parking/garage
    - No onward chain

Guide Price £475,000

Freehold

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## THE DWELLING

This beautifully presented, double-fronted property with brick elevations under a tiled roof is situated in the highly sought-after area of Leigh. Meticulously refurbished and updated by the current owners to a high standard, the home provides a perfect blend of convenience and practicality throughout.

## ACCOMMODATION

The ground floor offers a light and spacious layout, centred around a hallway that leads to the living room, cloakroom and kitchen/diner. The kitchen is fully equipped to meet all culinary needs, featuring integrated appliances within shaker-style units and oak worktops.

The first floor offers scenic views of the neighbouring countryside and includes four spacious double bedrooms. The master bedroom features an en suite shower room, and a well-appointed family bathroom is also situated on this level, along with a convenient airing cupboard.

## GARDEN

The rear garden, which beautifully backs onto the Dorset countryside, features an area laid to lawn and a patio area that wraps around from the kitchen, creating a spacious, southerly-facing seating area to the side of the property.

The main driveway provides off-road parking for multiple cars and leads to a double garage. Internally divided by a stud wall, the garage includes a storage area offering wall and base units. Additionally the garage offers ample rafter storage, along with lighting and power.

## SITUATION

Leigh is a vibrant village with a strong community spirit, offering amenities such as a village hall, church, local shop/part-time post office, and regular "pop-up pub" nights. The village is located about 7 miles south of the historic abbey town of Sherborne, which offers a variety of independent shops, supermarkets, restaurants, and cafes. Nearby towns include Yeovil (5.5 miles) and Dorchester (18 miles). Sherborne offers excellent schools, including The Gryphon School and several private institutions. The village is well-connected by train, with services to London from Sherborne and Castle Cary, and is within reach of Bournemouth, Bristol, and Exeter Airports.

## DIRECTIONS

What3words - ///starred.gave.robex

## MATERIAL INFORMATION

Mains electric, water and drainage are connected to the property. The boiler and oil tank are located within the garden.

Broadband - Superfast broadband is available.

Mobile phone network coverage is limited inside and is likely outside on most major networks.

(Information from Ofcom <https://www.ofcom.org.uk>)

Dorset Council

Council Tax Band: F



# Chetnole Road, Leigh, Sherborne

Approximate Area = 1655 sq ft / 153.7 sq m (includes garage)

Outbuilding = 90 sq ft / 8.3 sq m

Total = 1745 sq ft / 162.1 sq m

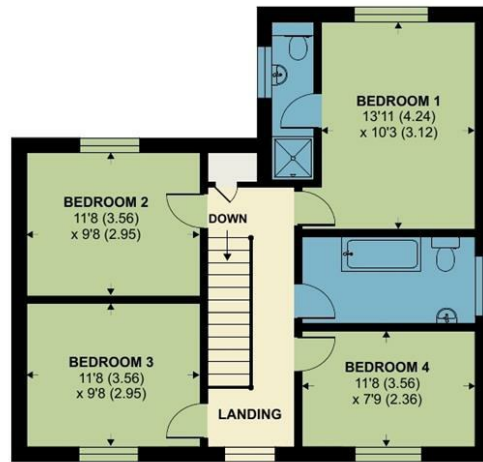
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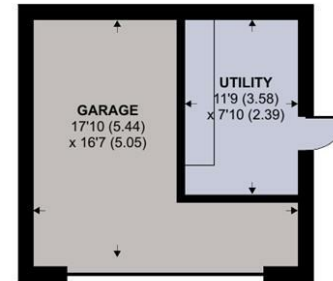
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1173687



Sherb/JM/0824



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