

Symonds
& Sampson



Bridewell Court

South Street, Sherborne

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South Street
Sherborne
DT9 3LT

Situated on a sought-after street in Sherborne, this Grade II listed property has been thoughtfully updated by the current owner. Conveniently located within close proximity to local amenities and the train station, this charming home offers both character and convenience.



- Three bedroom cottage
- Well presented and spacious accommodation throughout
 - Courtyard garden with rear access
 - Situated on a sought after street
- Situated on a highly sought after street in Sherborne
 - Close proximity to amenities

Offers In Excess Of £450,000
Freehold

Sherborne Sales
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THE DWELLING

This Grade II listed three-bedroom cottage, thought to originate from the 17th century, offers charm with its light and spacious accommodation, featuring well-appointed rooms throughout.

ACCOMMODATION

The ground floor features a bright and spacious layout, with a entrance hall leading to a versatile dining and living area. This flexible space seamlessly connects to the kitchen, which is well-equipped to meet all culinary needs. A door from the kitchen opens directly onto the rear courtyard.

The first floor comprises three well proportioned bedrooms, all offering built-in or fitted wardrobes. Additionally, this level includes a family bathroom alongside an airing cupboard.

GARDEN

The rear courtyard can be access from the kitchen and offers a private space with a side gate providing rear access.

SITUATION

Located on a sought-after street in historic Sherborne, this property offers convenient access to local amenities, schools, and transport links. The town's main shopping area features a variety of independent shops, restaurants, coffee shops, and major supermarkets like Waitrose and Sainsbury's. Yeovil (5.5 miles) and Dorchester (18 miles) are also within easy reach.

Sherborne boasts excellent schools, including two primary schools that feed into The Gryphon School. Nearby private schools include the Sherborne schools, Leweston, Hazlegrove, and the Bruton schools. The town offers a regular mainline service to Waterloo (approximately 2.5 hours) and a fast train from Castle Cary (12 miles) to Paddington (about 90 minutes). Bournemouth, Bristol, and Exeter Airports are all easily accessible.

DIRECTIONS

What3words - ///poses.classics.tentacles

MATERIAL INFORMATION

Mains electric, gas, water and drainage are connected to the property. The gas boiler is located within the kitchen - the boiler has been recently fitted by the current vendor and offers a warranty.

Broadband - Ultrafast 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: D

AGENTS NOTE

The current vendors park in front of the property, however there is no dropped curb.



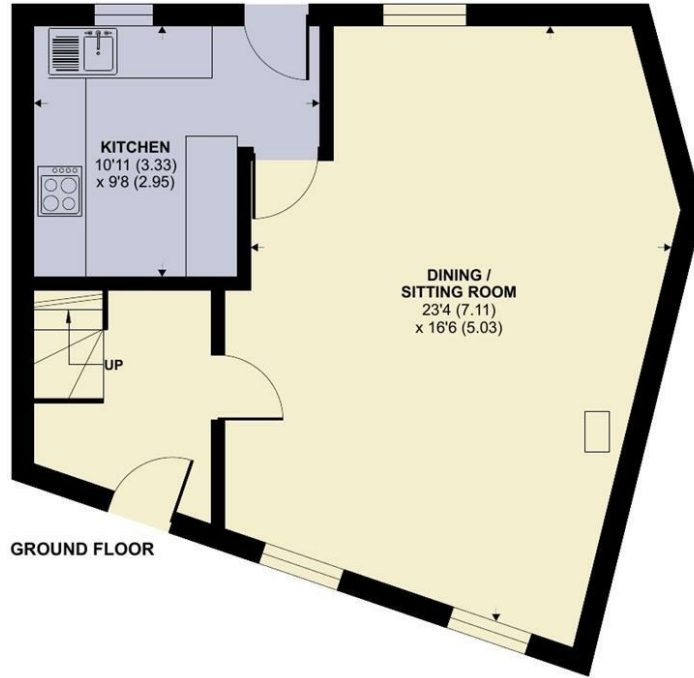


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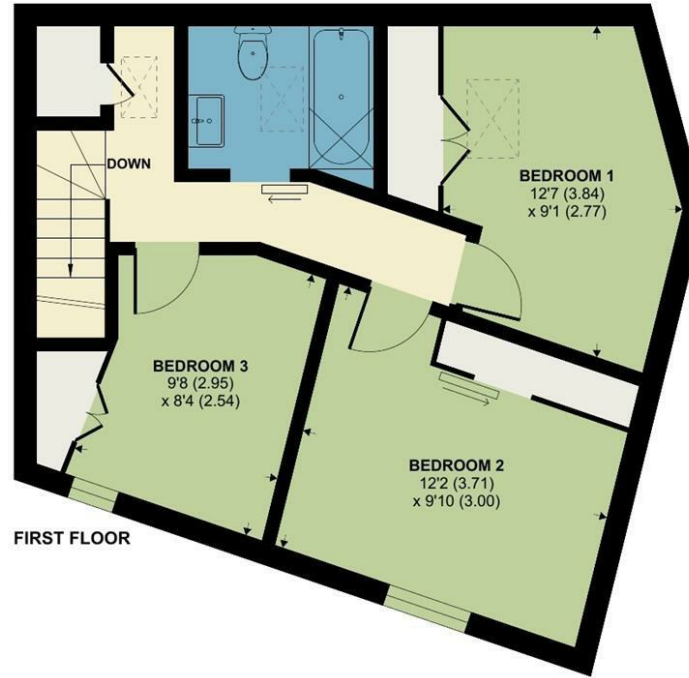
Approximate Area = 960 sq ft / 89.1 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
85-92 A		87
79-84 B		
73-78 C		
67-72 D	60	
62-66 E		
56-61 F		
51-55 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



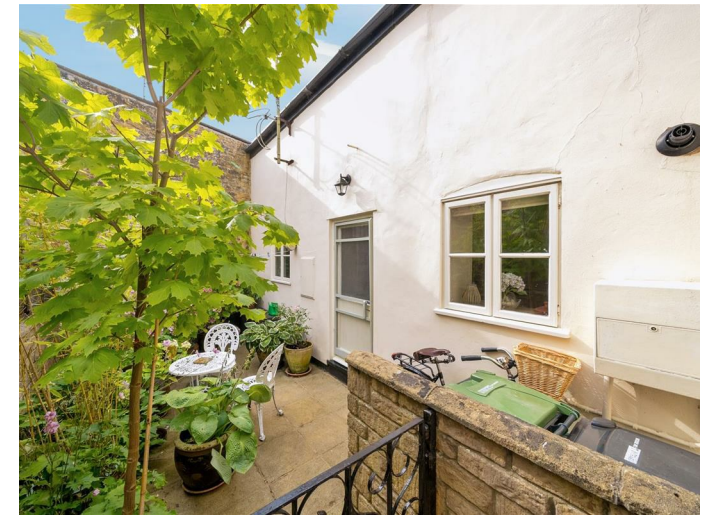
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1174866



Sherb/JM/0824



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