

Symonds
& Sampson



Starlings
Old Farm, Sherborne

Starlings

Old Farm
Yeovil Road
Sherborne
DT9 4AZ

This four-bedroom Dan-Wood turn key house offers spacious and light-filled accommodation across two floors. The property boasts a sought-after location, with close proximity to the amenities of the historic Abbey town of Sherborne, and ample parking.



- Four double bedrooms spread over two floors
 - Flexible and spacious accommodation
- Both ground floor bedrooms offer en-suite shower rooms
 - Close proximity to local amenities
 - Ample off street parking
 - No onward chain

Guide Price £775,000

Freehold

Sherborne Sales
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THE DWELLING

This Dan-Wood turn key home of timber framed construction, provides spacious and light-filled accommodation across two floors. Renowned for its efficiency and sleek design, this property offers contemporary finishes throughout.

ACCOMMODATION

The ground floor offers a spacious and flexible layout, centred around a hallway that also provides access to a cloakroom. The kitchen, which is accessible through the expansive living room, is fully equipped to meet all culinary needs, featuring an island unit and integrated appliances within a Howdens kitchen. Additionally, a door with sloping access leads to the rear garden from the kitchen. The ground floor includes two double bedrooms, both with built-in wardrobes and en-suite bathrooms.

On the first floor, there are two additional bedrooms and a study that also provides access to the airing cupboard and the eaves, which are boarded and fitted with a light. The family bathroom is also located on this floor.

GARDEN

The rear garden, accessed through the kitchen, features a patio area equipped with power and includes a shed for additional storage. The property offers side access on both

sides, leading to the front drive. The front of the property is bordered with flower beds and provides ample parking, accessible through a front gate.

SITUATION

Located in the historic and highly sought-after Abbey Town of Sherborne, this property offers convenient access to local amenities, schools, and transport links. The main shopping street boasts a variety of independent shops, restaurants, and supermarkets like Waitrose and Sainsbury's. Nearby towns include Yeovil (5.5 miles) and Dorchester (18 miles).

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 - //www.what3words.com/what3words://warriors.unlisted.tinny

MATERIAL INFORMATION

Mains electric, water and drainage are connected to the

property. The property has an electric heating system.

Broadband - Superfast broadband is available. Mobile phone network coverage is likely with O2 and Vodafone inside and is likely outside on most major networks.

(Information from Ofcom <https://www.ofcom.org.uk>)
Dorset Council
Council Tax Band: F

AGENTS NOTE

The PV solar panels are owned outright by the property, offering a feed in tariff with EON.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
100-149 A	
81-100 B	
62-80 C	
43-61 D	
25-42 E	47
10-24 F	51
1-9 G	
Not energy efficient - higher running costs	

England & Wales

Starlings, Yeovil Road, Sherborne

Approximate Area = 1855 sq ft / 172.3 sq m

Outbuilding = 45 sq ft / 4.1 sq m

Total = 1900 sq ft / 176.5 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: 1177868



Sherb/JM/0824



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