



111

Newland, Sherborne

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Newland
Sherborne
DT9 3DU

This delightful period property offers a perfect blend of character and modern convenience, located in a highly desirable area of Sherborne offering close proximity to amenities and off road parking.



- Character features throughout
- Ensuite to the master bedroom
- Situated with close proximity to Sherborne amenities
 - Garage
 - No onward chain

Guide Price £385,000
Freehold

Sherborne Sales
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THE DWELLING

Situated in the sought-after town of Sherborne, this delightful period property offers two bedroom with an abundance of character throughout. With stone elevations and a traditional tiled roof, this property is the perfect blend of period charm and modern convenience.

ACCOMMODATION

The welcoming entrance hall provides access to both ground floor reception rooms, which are light and spacious, each featuring a fireplace that enhances the home's traditional appeal.

From the dining room, the galley kitchen is thoughtfully designed to cater to all culinary needs with ample space for white goods. At the rear of the kitchen is a shower room/utility room, where the gas-fired boiler is also located. A stable door from the kitchen also provides access to the rear garden.

The first floor features a spacious hallway leading to two well-proportioned double bedrooms, both offering character with feature fireplaces. Bedroom two includes ample wardrobe space, while the master bedroom boasts an en-suite bathroom and a large airing cupboard with additional storage. A study is also situated at the front of the property on this level, providing the perfect space for home working.

GARDEN

To the rear of the property, a patio area offers a perfect area for alfresco dining, alongside a gate providing side access. Ascending a set of steps, a decked area awaits, bordered by mature flower beds on either side. Beyond the decking is a lawned area, set on two separate levels, accessed via steps and secured by a railing. This garden offers both privacy and a sense of space, perfect for families or garden enthusiasts. A convenient garden shed provides additional storage, and there is pedestrian access leading to the single car garage at the rear. The garage is easily accessible from Tinneys Lane/Knotts Paddock.

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 - ///distract.organisms.rushed

MATERIAL INFORMATION

Mains electric, gas, water and drainage are connected to the property. Gas central heating.

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: C

AGENTS NOTE

The neighbouring property has a right of access to the rear of 111 Newland.





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Approximate Area = 987 sq ft / 91.6 sq m

Garage = 156 sq ft / 14.4 sq m

Total = 1143 sq ft / 106 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-28) F	51	
(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). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1181195



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