



Symonds
& Sampson

Sherstock

137 Lenthay Road, Sherborne

Sherstock

137 Lenthay Road
Sherborne
DT9 6AQ

Offered to the market with no onward chain, this substantial 2,341sq ft home provides generous accommodation throughout. Its prime location offers scenic views overlooking the neighbouring playing fields and Sherborne countryside, along with ample off-road parking and a double garage.



- A substantial home providing spacious accommodation
- Views to the rear, overlooking neighbouring playing fields and Sherborne countryside
 - Ensuite and balcony to the master bedroom
- Ample off road parking alongside a double garage
 - Close proximity to amenities
 - No onward chain

Guide Price £675,000

Freehold

Sherborne Sales
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THE DWELLING

This impressive double-fronted home, featuring elegant stone elevations beneath a tiled roof, offers generously proportioned living space across two floors. Its prime location provides scenic views overlooking the neighbouring playing fields.

ACCOMMODATION

At the heart of this impressive home lies a central hallway, providing a welcoming focal point and access to all principal reception rooms. The kitchen is well appointed and seamlessly opens into the breakfast room, which in turn offers direct access to the rear garden. Beyond, the utility room provides generous space for white goods, complemented by fitted units, a sink and doors leading both to the garden and internally to the double garage.

To the other side of the hallway, the living room is bathed in natural light, featuring an open fireplace and doors opening onto the garden. The dining room also enjoys garden access, while a separate study at the front of the property has a large window to the front aspect.

The first floor offers an expansive landing offering access to four double bedrooms all offering fitted wardrobes. The master bedroom has an ensuite shower-room alongside a balcony enjoying elevated views. There is also a family bathroom.

GARDEN

The rear garden is largely laid to lawn, featuring mature shrubs and trees throughout. A patio wraps around the back of the property, accessible from all the reception rooms. The garden also includes two sheds and benefits from side access to both sides of the property.

At the front of the property, a driveway offers ample off-street parking. The double garage, accessible from the driveway, is equipped with electric doors, lighting and power.

SITUATION

Situated on the outskirts of the historic Abbey town of Sherborne, this property is part of a highly sought-after residential neighbourhood. The property offers the convenience of being close to a local convenience store (Co-Op), while also being within easy reach of Sherborne's amenities, schools, and transport links. The main shopping street features a variety of independent shops, restaurants, and supermarkets, including Waitrose and Sainsbury's. Nearby towns include Yeovil, just 5.5 miles away, and Dorchester, 18 miles from the property.

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 - [///luck.harmlessly.swarm](https://www.what3words.com/#!/luck.harmlessly.swarm)

MATERIAL INFORMATION

Mains electric, gas, drainage and water

Gas central heating

Dorset Council - www.dorsetcouncil.gov.uk

Council Tax Band - G

Ultrafast broadband is available in the area

Mobile phone coverage is available outside with coverage inside on most major networks.

Source Ofcom - ofcom.org.uk





Lenthay Road, Sherborne

Approximate Area = 2052 sq ft / 190.6 sq m

Garage = 289 sq ft / 26.8 sq m

Total = 2341 sq ft / 217.4 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	72	75
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). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1191008



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