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The Old School Place, Sherborne

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The Old School Place  
Sherborne  
DT9 3HS

Benefiting from its close proximity to the historic Abbey town of Sherborne, this three bedroom home offers well presented accommodation throughout.



- Deceptively spacious accommodation throughout
  - Open plan kitchen diner
    - Three bedrooms
- Low maintenance rear garden alongside off street parking
  - Close proximity to Sherborne's amenities
    - No onward chain

Guide Price £395,000

Freehold

Sherborne Sales  
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## THE DWELLING

Constructed in the 1990s, this semi-detached home offers brick elevations beneath a slate roof. The property provides well-appointed accommodation throughout and benefits from off-street parking.

## ACCOMMODATION

The deceptively spacious ground floor features an open-plan kitchen and dining area at the rear of the property. The kitchen is equipped with sleek units and offers ample space for white goods, with a pantry conveniently located adjacent. The dining area offers French doors that open onto the rear garden. The living room is situated at the front of the property. Additionally, a cloakroom is conveniently located within the entrance hallway.

The first floor comprises three double bedrooms, the master bedroom benefits from built-in wardrobes and a ensuite/family bathroom. A cloakroom can also be located on this level.

## GARDEN

To the front of the property is a lawned garden with some mature shrubs and trees and a paved path leading to the front door.

The rear garden is a fully enclosed walled garden with wooden electric gates providing vehicular access to the block paver drive. Adjacent to the drive is a patio with space for outside seating.

## SITUATION

Situated within the heart of historic Abbey town of Sherborne, this property offers easy access to local amenities, schools and transport links. Sherborne's main shopping street features independent shops, restaurants, and supermarkets, with Yeovil (5.5 miles) and Dorchester (18 miles) also within reach. The area boasts excellent schools, including The Gryphon for secondary education and several renowned private schools. Sherborne provides a regular mainline service to London Waterloo, while Castle Cary (12 miles) offers a faster route to Paddington. Airports at Bournemouth, Bristol, and Exeter are also easily accessible.

## DIRECTIONS

What3words - ///liberated.writers.snores

## MATERIAL INFORMATION

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

Broadband - Ultrafast broadband is available.

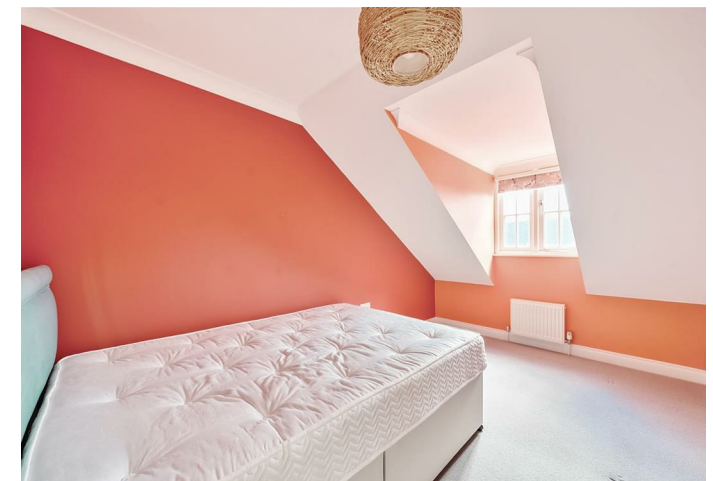
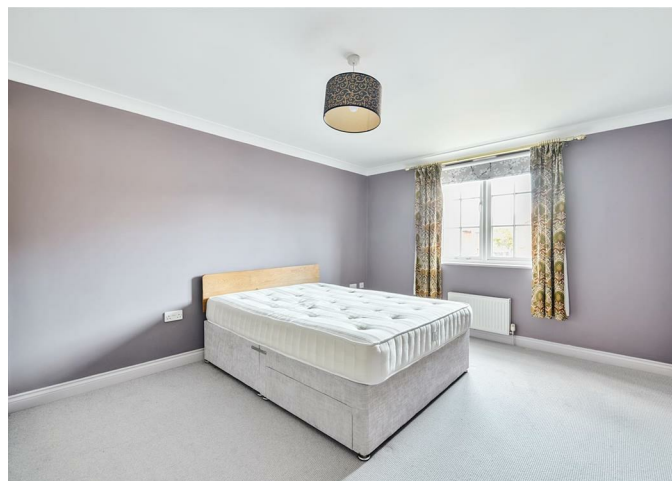
Mobile phone network coverage is limited inside and is likely outside on most major networks.

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

Dorset Council

Council Tax Band: D

Flooding – the Government's flood risk assessment at <https://check-long-term-flood-risk.service.gov.uk/risk#> gives the flood risk of an area, not a specific property. The owners report there have been no issues for this property with flooding during their or previous ownerships.





# The Old School Place, Sherborne

Approximate Area = 1082 sq ft / 100.5 sq m  
Limited Use Area(s) = 38 sq ft / 3.5 sq m  
Total = 1120 sq ft / 104 sq m  
For identification only - Not to scale

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| 105-120 kWh/m <sup>2</sup>                  | A |                         | 89        |
| 80-105 kWh/m <sup>2</sup>                   | B |                         |           |
| 65-80 kWh/m <sup>2</sup>                    | C |                         |           |
| 50-65 kWh/m <sup>2</sup>                    | D |                         |           |
| 35-50 kWh/m <sup>2</sup>                    | E |                         |           |
| 20-35 kWh/m <sup>2</sup>                    | F |                         |           |
| 1-20 kWh/m <sup>2</sup>                     | G | 79                      |           |
| 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: 1198008



Sherb/AW/1024



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