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Johnsons Courtyard, South Street, Sherborne, Dorset

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Johnsons Courtyard South Street Sherborne Dorset DT9 3TD

Situated in the heart of Sherborne, this charming two-bedroom cottage enjoys a prime location with easy access to local amenities.



- Situated in the heart of the historic Abbey Town of Sherborne
 - Open plan living to the ground floor
- Two bedrooms and bathroom to the first floor
 - Low maintenance courtyard garden
 - Off road parking
 - No onward chain

Guide Price £365,000

Freehold

Sherborne Sales
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THE DWELLING

9 Johnsons Courtyard is a charming 20th-century cottage distinguished by its attractive local stone façade and slate roof. Nestled in a tranquil position, shielded from passing traffic, it's just a stone's throw from Sherborne Abbey, the bustling Cheap Street and the mainline train station.

THE PROPERTY

The ground floor offers a spacious, flowing open-plan layout. The main living area is thoughtfully divided into a living area on one side and a dining area on the other, with a well-organized kitchen tucked neatly behind the dining space. Upstairs, the property features two bedrooms, the principal of which boasts a partly vaulted ceiling, enhancing the sense of light and space. The bathroom is also located on this level. Throughout the cottage, charming plank brace and latch doors add character and a rustic touch.

GARDEN

To the front of the property there is that most precious of Sheborne commodities, off street parking, while to the rear of the property there is an attractive south and west facing courtyard garden that is for the most part paved and enclosed by low stone walls topped by timber screening.

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 - ///gardens.exams.protected

MATERIAL INFORMATION

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

Broadband - Superfast broadband is available.

Mobile phone network coverage is likely outside, with limited coverage available inside.

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

Dorset Council

AGENT NOTE

There is currently a service charge of £90.00 per annum to Ashfield Property & Management Services to cover upkeep of the driveway.

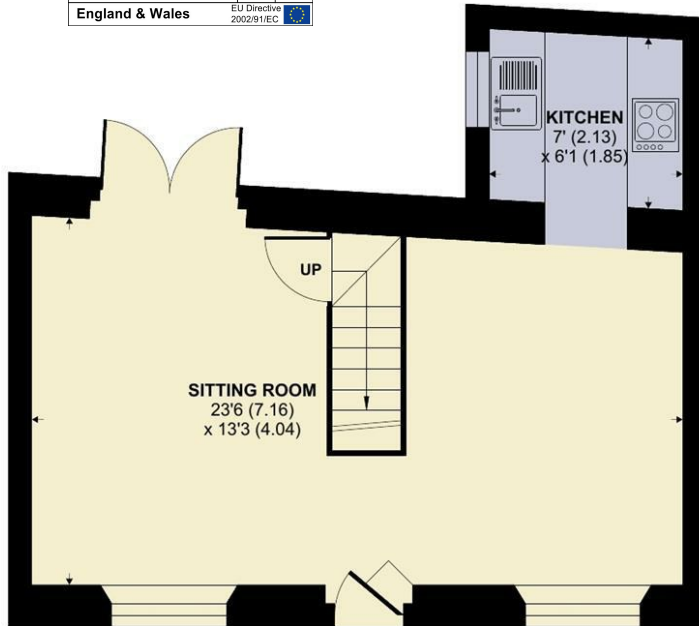


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

South Street, Sherborne

Approximate Area = 655 sq ft / 60.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1201196



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