



2

Raleigh Court, Long Street, Sherborne



# 2

Raleigh Court  
Long Street  
Sherborne  
DT9 3EQ

Situated in the highly sought-after town of Sherborne, this property is located within an exclusive over-60s development, offering generous accommodation across two floors. With the convenience of off-street parking and a private walled courtyard garden.



- Managed over 60s development
- Two spacious double bedrooms and three reception rooms
- Low maintenance courtyard garden
  - Off road parking
- Close proximity to Sherborne's amenities
  - No onward chain

Guide Price £295,000

Leasehold

Sherborne Sales  
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## THE DWELLING

Located in the heart of Sherborne, 2 Raleigh Court is part of a desirable residence, offering convenience to the town's amenities. This attractive link-detached property, with its stone elevations and tiled roof, provides unexpectedly spacious accommodation. Rarely available, the home also boasts the significant advantages of a private garden and off-street parking, making it a unique opportunity in this sought-after location.

## ACCOMMODATION

The centrally located hallway provides access to the reception rooms and a convenient shower room situated at the rear. On the left, the dining room is perfectly positioned between the well-equipped kitchen and a study, which is fitted with office furniture, the dining room includes a door providing easy access to the parking area. On the opposite side, a spacious living room opens directly onto the charming courtyard garden.

Upstairs, the first floor features two generously sized double bedrooms, with the master bedroom benefiting from extensive wardrobes that provide excellent storage space. The modern shower room is complete with a walk-in double shower, and the landing offers additional storage with an airing cupboard and access to the attic.

## GARDEN

To the side of the property, you'll find one of Sherborne's most valuable assets, off-street parking. On the opposite side of the property, a walled courtyard garden enjoys a sunny westerly aspect and provides excellent privacy.

## 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 - ///immune.speeded.irritated

## MATERIAL INFORMATION

Mains electric, water and drainage are connected to the property. Night storage heating.

Broadband - Ultrafast 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

## AGENTS NOTE

Length of lease - 999 years.  
Start date - 22 August 1988  
Years remaining - 963  
Ground rent - £1  
Annual service charge - £4,128.36



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

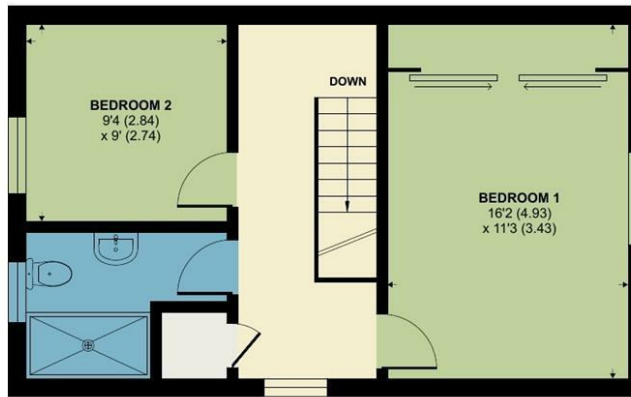
## Raleigh Court, Long Street, Sherborne

Approximate Area = 961 sq ft / 89.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

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: 1198515



Sherb/AW/1024



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