



Symonds
& Sampson

Maryden
Adber, Sherborne

Maryden

Adber
DT9 4SG

This stunning four-bedroom detached bungalow has been recently renovated throughout, offering contemporary living with a spacious and modern feel. Positioned in a peaceful setting, the property boasts panoramic countryside views.



- Four Bedroom Detached Bungalow
- Set in a tranquil rural location with stunning panoramic countryside views
 - Spacious open-plan living and dining area
 - Master bedroom with en-suite bathroom
- Private driveway with ample parking for multiple cars

Guide Price £650,000

Freehold

Sherborne Sales
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THE DWELLING

Maryden is a spacious four bedroom bungalow occupying an elevated position in a quiet hamlet location.

ACCOMMODATION

The entrance hall leads to an open-plan living, dining, and kitchen area, perfect for modern family life. The kitchen is fully equipped for all culinary needs with wall and base units as well as a central peninsular unit, separating the spaces. In addition, there is a sizable utility room, with sink and drainer unit as well as extensive storage and a useful door leading to the rear garden.

The bedrooms are situated at the other end of the property. The master bedroom features a large feature window overlooking the rear garden to the countryside views beyond as well as patio doors to the side. This room also benefits from a en-suite bathroom. There are three further double bedrooms as well as a generous family shower room.

OUTSIDE

The rear garden is mostly laid to a generous lawn area and offers a raised patio, perfect for al fresco dining whilst taking in the panoramic views. There is side access on both sides of the property. To the front of the property is an extensive private driveway, providing parking for multiple vehicles as well as a garage/workshop fitted with light and power.

SITUATION

Adber is a small farming community; a peaceful, rural setting on the Dorset/Somerset border. It is situated only 3½ miles from the Abbey town of Sherborne where there are a range of shops, public houses and restaurants as well as two supermarkets. There are also well known schools in the area, both independent and state, and a mainline station (London Waterloo from 2hrs 20 mins).

DIRECTIONS

What3Words ///proud.servicing.highlighted

MATERIAL INFORMATION

Mains electric and water

Oil-fired central heating - The boiler is located outside, to the rear of the property. The Oil tank is to the side of the property.

Dorset Council - www.dorsetcouncil.gov.uk

Council Tax Band - E

Superfast broadband is available in the area

Mobile phone coverage is likely outside with limited coverage inside.

Source: Ofcom (ofcom.org.uk)



Maryden, Adber, Sherborne

Approximate Area = 1711 sq ft / 158.9 sq m (includes garage)

For identification only - Not to scale



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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1179769



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