

The logo for Symonds & Sampson, featuring the company name in white serif font on a dark green rectangular background with a thin yellow horizontal line below the text.

Symonds  
& Sampson

A photograph of a traditional stone cottage with a green door and white-framed windows. The cottage is built of light-colored stone and has a dark tiled roof with three chimneys. A small garden with a green fence and a stone wall is in the foreground. A narrow path leads away from the cottage to the right. The sky is blue with some clouds.

# Plum Cottage

Nether Compton, Sherborne



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Nether Compton  
Sherborne  
DT9 4QA

Plum Cottage enjoys a prime position within the sought-after village of Nether Compton. Overlooking the village green and surrounding countryside, this recently refurbished property boasts a sought after location with a wealth of charm.



- Semi detached two bedroom period cottage
- Delightful views over looking the neighbouring green and church
  - Garden to the rear
  - Sought after village location
- Close proximity to the historic Abbey Town of Sherborne
  - No onward chain

Guide Price £350,000

Freehold

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## THE DWELLING

Dating back to 1896, this period cottage occupies a prime position, showcasing historical charm with its honey-coloured stone elevations beneath a traditional tiled roof. Ideally located in Nether Compton, it boasts picturesque views of the village green, church, and surrounding countryside.

## THE PROPERTY

The ground floor features a spacious living and dining room, highlighted by a stone hearth with an electric fireplace with the charming views over the neighbouring landscape. From this room, a large under-stairs cupboard offers additional storage and houses the oil-fired boiler and water tank.

At the rear of the property, the kitchen boasts newly fitted units, a brand-new Bosch oven and hob, alongside space for a fridge-freezer. The kitchen sink is positioned to provide a pleasant view of the rear garden.

The family shower room can be located on the ground level.

The first floor offers two bedrooms. The master bedroom benefits from captivating views whilst the second bedroom enjoys a rear aspect view.

## GARDENS

Enclosed by a garden wall and fencing, a patio area lies adjacent to the property. A central pathway leads through the rear garden, which features an area laid to lawn alongside mature shrubs. Additionally, an external insulated cabin complete with lighting, electricity and plumbing offers an ideal space for housing white goods. A side gate provides convenient rear access from the garden.

## SITUATION

Located in the desirable village of Nether Compton, this property offers a prime location overlooking the village green and beyond neighbouring countryside. The village boasts a strong community, featuring the 13th Century St Nicholas Church and The Gryphon's Head pub. Nearby Sherborne and Yeovil provide excellent shopping, cultural and recreational facilities, with good transport links to London via Sherborne or Yeovil Junction and easy access to the A303.

The area is well-served by prestigious independent schools, including Sherborne Prep, Sherborne School for Girls and Boys, Leweston, Hazelgrove and Millfield. Sherborne additionally offering a range of top-tier educational options for all ages. Local sporting options include golf at Sherborne and Yeovil, horse racing at Wincanton and water sports at Sutton Bingham Reservoir or along the Dorset Coast.

## MATERIAL INFORMATION

Mains electric, water and drainage are connected to the property. Oil-fired central heating.

Broadband - Superfast broadband is available.

Mobile phone network coverage is likely outside, with no coverage available inside. (Information from Ofcom <https://www.ofcom.org.uk>)

Dorset Council

## DIRECTIONS

What3words - ///scanty.exporters.note

## AGENT NOTE

Plum Cottage benefits from a right of access over the neighbouring private lane, providing rear access to the property.





Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(49-54) <b>E</b>	
(31-48) <b>F</b>	
(13-30) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

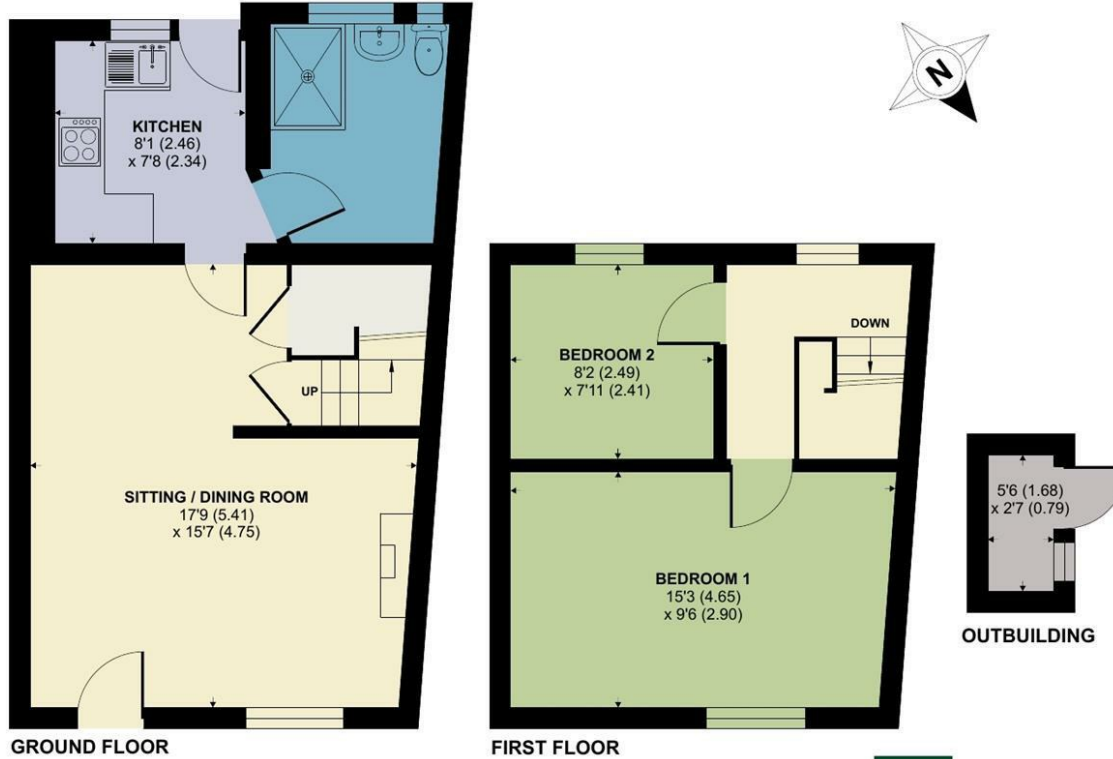
## Plum Cottage, Nether Compton, Sherborne

Approximate Area = 706 sq ft / 65.5 sq m

Outbuilding = 15 sq ft / 1.3 sq m

Total = 721 sq ft / 66.8 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1193230



Sherb/JM/1024



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