

Symonds
& Sampson



62

Clanfield, Sherborne, Dorset

62

Clanfield
Sherborne
Dorset
DT9 6BE

Offered to the market with no onward chain, this two bedroom semi detached property sits in a sought after location providing off street parking and close proximity to the surrounding countryside.



- Semi detached two bedroom property
 - Located on a quiet close
 - Off street parking
 - Close proximity to amenities
 - No onward chain

Guide Price £245,000
Freehold

Sherborne Sales
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THE DWELLING

Constructed circa of 1985, this two bedroom semi detached property sits on the outskirts of Sherborne in a exceedingly sought after situation.

ACCOMMODATION

The ground floor features a generously sized living/dining area. The kitchen, situated at the rear of the property, is fully equipped to meet all your culinary needs whilst looking over the rear garden.

The first floor offers two double bedrooms, both providing spacious and bright accommodation. Additionally, the family bathroom is located on this level.

OUTSIDE

To the front of the property is a driveway leading to gates to the rear garden. The secure rear garden bordered with fencing panels is laid to lawn. There is a patio area which comes complete with shed. A rear gate provides access to a pathway leading to a public footpath across Sherbornes' countryside.

SITUATION

Located in an exceedingly convenient situation on the outskirts of Sherborne, close to shops and facilities, including a good range of boutique shops, 2 supermarkets, sports facilities and a railway station which is on the direct line to London Waterloo. Sherborne is well known for its excellent schools, both independent and state. Yeovil, which is 6 miles away, has a good choice of larger stores, supermarkets and industrial estates.

MATERIAL INFORMATION

Mains electric, gas, water and drainage connected to the property.

Gas central heating

Broadband - Ultrafast broadband is available.

Mobile phone network coverage is likely outside with limited access inside.

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

Dorset Council

Council Tax Band: C

DIRECTIONS

What3words - ///wage.beaker.dumplings



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(10-15) A		88
(15-18) B		
(18-20) C		58
(20-22) D		
(22-25) E		
(25-28) F		
(28-30) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Clanfield, Sherborne

Approximate Area = 658 sq ft / 61.1 sq m

Outbuildings = 69 sq ft / 6.4 sq m

Total = 727 sq ft / 67.5 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 2025. Produced for Symonds & Sampson. REF: 1244539



Sherb/KS/0225



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