

Symonds
& Sampson



Well Cottage

Spring Lane, Longburton, Sherborne

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Spring Lane
Longburton
Sherborne
DT9 5PB

This Grade II listed property is beautifully situated and brimming with character and charm. It features four well-appointed bedrooms and retains many of its original period details, offering a unique blend of historic elegance and comfortable living.



- No onward chain
- A charming Grade II listed cottage boasting a wealth of charm throughout
 - Four bedrooms and two reception rooms
 - Garage and driveway parking
- Situated on a quiet no through road in the sought after village of Longburton

Guide Price £782,000

Freehold

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THE DWELLING

Well Cottage is a charming Grade II listed property, featuring classic stone elevations beneath a thatched roof, with origins believed to date back to the 16th century. The home retains many of its period features, while also offering a modern rear extension that includes a kitchen and a fourth bedroom, seamlessly blending with the property's historic charm.

ACCOMMODATION

The ground floor boasts two generously sized rooms with a wealth of character features including flag stone flooring, feature fireplaces and exposed timber beams. Adjacent to living room a boot room and study can be located. Previously extended, the kitchen offers a wealth of light with dual aspect windows and French doors opening to the rear. The kitchen caters to all culinary needs and has been thoughtfully designed to complement the character of the property. From the kitchen, a convenient cloakroom and utility room can be accessed alongside an additional door leading to the rear garden.

The main staircase, located in the living room, leads to three double bedrooms, each with vaulted ceilings and exposed beams, along with the family bathroom. The master bedroom also benefits from an ensuite. A separate staircase from the kitchen leads to the fourth bedroom, which mirrors the character of the home with its vaulted ceilings, open beams and a window overlooking the rear garden. A shower room is conveniently located opposite this bedroom.

GARDEN

A paved patio area wraps around the rear of the property, leading to a meticulously maintained courtyard with symmetrically arranged mature flower beds. Elevated above, a spacious lawn, adorned with apple trees and flanked by stone walls on either side, is bordered by a hedge at the rear. Adjacent to the property, a store houses the oil-fired boiler, while the oil tank is situated within the garden. Accessed through a side gate, the driveway wraps around from the front of the property, offering ample parking and leading to a timber-framed garage with an electric door.

SITUATION

Situated within the heart of Longburton at the end of a no through road, this property lies in prime location backing onto the Blackmore Vale countryside. The village provides an active community with a public house, village hall and parish church.

Longburton is located just four miles north of the historic Abbey town of Sherborne. The town offers a range of amenities, including schools and transport links. The main shopping street is home to various independent shops, restaurants, and supermarkets, such as Waitrose and Sainsbury's. Nearby towns include Yeovil, which is 8 miles away, and Dorchester, situated 15 miles from the property.

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 - ///marbles.toaster.launch

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, limited coverage is available inside.

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

Dorset Council

Flooding – the Government's flood risk assessment at <https://check-long-term-flood-risk.service.gov.uk/risk#> gives the flood risk of an area, not a specific property. The owners report there have been no issues for this property with flooding during their or previous ownerships.

AGENTS NOTE

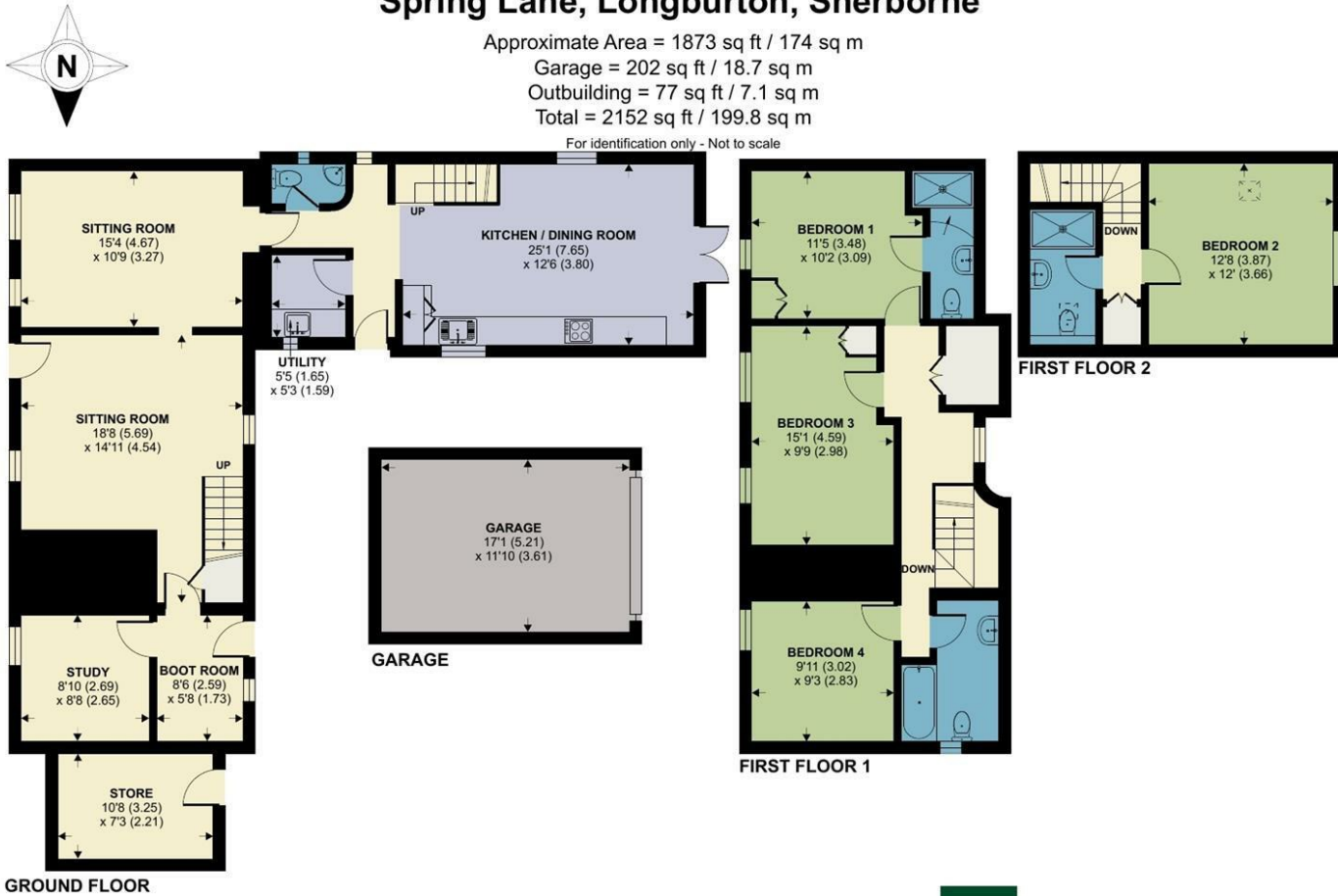
There is a public right of way to the North via the driveway.



Spring Lane, Longburton, Sherborne

Approximate Area = 1873 sq ft / 174 sq m
 Garage = 202 sq ft / 18.7 sq m
 Outbuilding = 77 sq ft / 7.1 sq m
 Total = 2152 sq ft / 199.8 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 2025. Produced for Symonds & Sampson. REF: 1244569



Sherb/AW/4300



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