



73

Granville Way, Sherborne

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Granville Way
Sherborne
DT9 4AT

Situated in a highly sought-after location within the historic abbey town of Sherborne, this detached four-bedroom home offers generous ground-floor accommodation. The first floor comprises four well-proportioned bedrooms, with the master bedroom benefiting from an ensuite shower room. Externally, the property features a low-maintenance rear garden, along with off-road parking and a garage.



- Detached four bedroom house
- Situated in a quiet location on a popular development on the edge of Sherborne
 - Ensuite to master bedroom
- Off street parking and a garage
 - No onward chain

Guide Price £450,000

Freehold

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THE DWELLING

With brick elevations beneath a tiled roof, this double fronted detached property sits in a prime position within a sought after development on the outskirts of Sherborne.

ACCOMMODATION

A spacious entrance hall leads to the cloakroom and reception rooms. The well-appointed kitchen, positioned at the rear of the property, is designed to meet all culinary needs, with an adjacent utility area offering additional side access. The living room features an open fireplace, while both the living and dining rooms benefit from French doors opening into the conservatory. The conservatory, in turn, provides further French doors leading out to the garden.

The first floor comprises four well-appointed bedrooms, with the master bedroom benefiting from an ensuite shower room. A generously sized family bathroom serves the remaining bedrooms on this level.

GARDEN

The rear garden is predominantly laid to patio, complemented by terraced flower beds filled with mature trees and shrubs. A door at the rear of the garden provides direct access to the garage.

SITUATION

Located in a sought-after development on the outskirts of historic Abbey town of Sherborne, this property offers easy access to local amenities, schools, and transport links.

Sherborne's shopping street features independent shops, restaurants, cafés, and major supermarkets. Nearby towns include Yeovil (5.5 miles) and Dorchester (18 miles).

The town offers excellent schools, including two primary schools feeding into The Gryphon School, with private options such as the Sherborne schools, Leweston, Hazlegrove, and Bruton schools. Sherborne provides a mainline service to Waterloo (2.5 hours), while Castle Cary (12 miles) offers a faster route to Paddington (90 minutes). Bournemouth, Bristol, and Exeter airports are easily accessible.

MATERIAL INFORMATION

Mains electric, gas, water and drainage.
Gas central heating.

Broadband - Ultrafast broadband is available.
Mobile phone network coverage is unlikely inside and likely outside on most major networks.
(Information from Ofcom <https://www.ofcom.org.uk>)
Dorset Council
Council Tax Band: F

Maintenance charge - The latest service charge was £64.63 inc VAT for maintenance, over head and management fees for 6 months.

DIRECTIONS

What3words - ///skews,padlock,dares



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Approximate Area = 1422 sq ft / 132.1 sq m

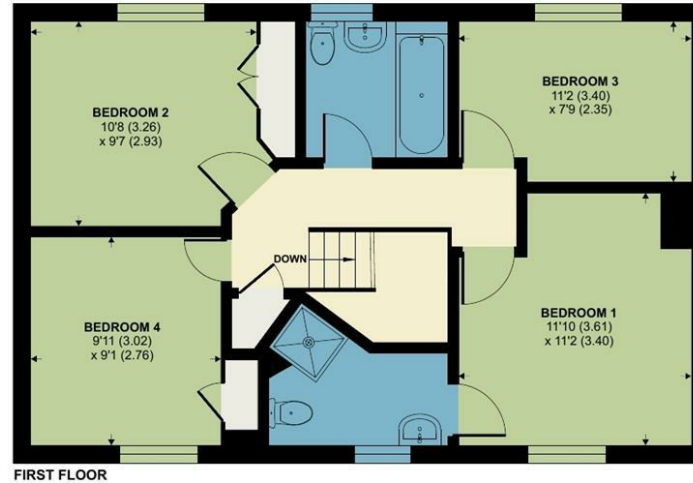
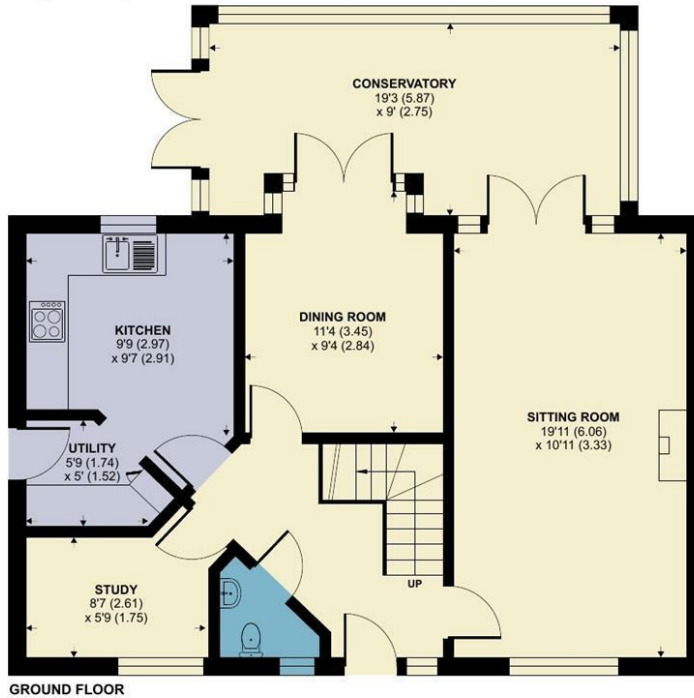
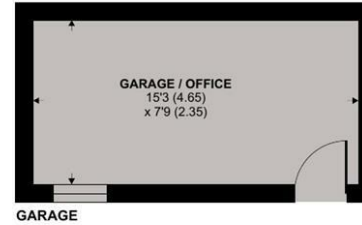
Garage = 118 sq ft / 10.9 sq m

Total = 1540 sq ft / 143 sq m

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		
(58-68) D		
(49-57) E		
(41-48) F		
(35-40) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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: 1252995



Sherb/JM/0325



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