

Symonds  
& Sampson



Shenstone  
Over Compton, Sherborne



# Shenstone

Over Compton

Sherborne

DT9 4QS

Beautifully extended and renovated, this three-bedroom bungalow in Over Compton boasts stunning panoramic countryside views. Featuring open-plan living with vaulted ceilings and a landscaped garden, it offers a stylish and versatile home in a sought-after village setting, seamlessly blending modern comfort with its picturesque surroundings.



- Beautifully extended and renovated three-bedroom bungalow
  - Stunning panoramic countryside views
- Open-plan living with vaulted ceilings and bi-fold doors
- Landscaped rear garden with an elevated patio area
  - Sought-after village location in Over Compton
- Convenient access to Sherborne town amenities

Guide Price £600,000

Freehold

Sherborne Sales  
01935 814488

[sherborne@symondsandsampson.co.uk](mailto:sherborne@symondsandsampson.co.uk)





## THE DWELLING

Extended and fully renovated by the current owners, this beautifully presented three-bedroom bungalow has been finished to a high standard, thoughtfully designed to maximize the stunning panoramic views across the neighboring valley. The open-plan living space embraces the outlook, creating a bright and inviting environment, while three well-proportioned bedrooms offer comfortable accommodation.

Occupying a prime position within the sought-after village of Over Compton, the property boasts a landscaped rear garden designed for enjoyment and relaxation. In addition, a double garage currently used as a gym and workshop—provides versatile space, complemented by a timber-framed summer house.

## ACCOMMODATION

Entered via a spacious entrance hall, the heart of the home is the stunning open-plan kitchen, dining, and living area, designed to maximise light and space. A vaulted ceiling with skylights enhances the sense of openness, while bi-fold doors seamlessly connect the interior to the rear garden. Bespoke wall cabinetry flanks the vaulted hearth, and underfloor heating runs throughout the living and dining areas for added comfort.

The well-appointed kitchen is designed to meet all culinary needs, featuring solid wood units topped with oak surfaces, high-end integrated appliances, and a Rangemaster cooker. A door from the kitchen leads to the utility room, alongside a cloakroom and access to the garden.

A separate formal living room offers a welcoming space, centred around a wood-burning stove. At the end of the hallway, three well-proportioned bedrooms provide comfortable accommodation, served by a stylish family bathroom.

## GARDEN

The professionally landscaped rear garden is generously sized, primarily laid to lawn, with a large elevated patio area positioned adjacent to the bi-fold doors—perfect for outdoor dining and entertaining. Side access from the patio leads to the front of the property, where the oil tank is located.

A timber-framed summerhouse offers flexible use, while the double garage, currently utilized as a gym and workshop, provides additional versatility. Beyond the garage, a convenient gravelled area presents an ideal space for a kitchen garden or an additional patio.

To the front, a well-established hedge borders the south-facing garden, which is also laid to lawn, creating a private and inviting approach. The external boiler is also situated within the front garden.

## MATERIAL INFORMATION

Mains electric, water and drainage.

Oil central heating.

Broadband - Superfast 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

## SITUATION

Set equidistant between Sherborne and Yeovil, the charming village of Over Compton is nestled in the heart of the Dorset countryside. This picturesque location offers a peaceful rural setting while remaining conveniently close to amenities. The neighbouring village of Trent provides a highly regarded pub and a well-regarded primary school, adding to the area's appeal.

The neighbouring historic Abbey town of Sherborne, offers a range of independent shops, restaurants and supermarkets. The area is well-served by excellent schooling, including The Gryphon School, as well as prestigious independent schools such as Sherborne School, Sherborne Girls, Leweston, and Hazlegrove. For commuters, a direct train from Sherborne to London Waterloo takes approximately 2.5 hours, while Castle Cary, just 12 miles away, offers a faster 90-minute service to Paddington. Bournemouth, Bristol, and Exeter airports are also within easy reach, providing excellent transport connections.

## DIRECTIONS

What3words - [///friday.wink.towers](https://www.what3words.com/)



## Over Compton, Sherborne

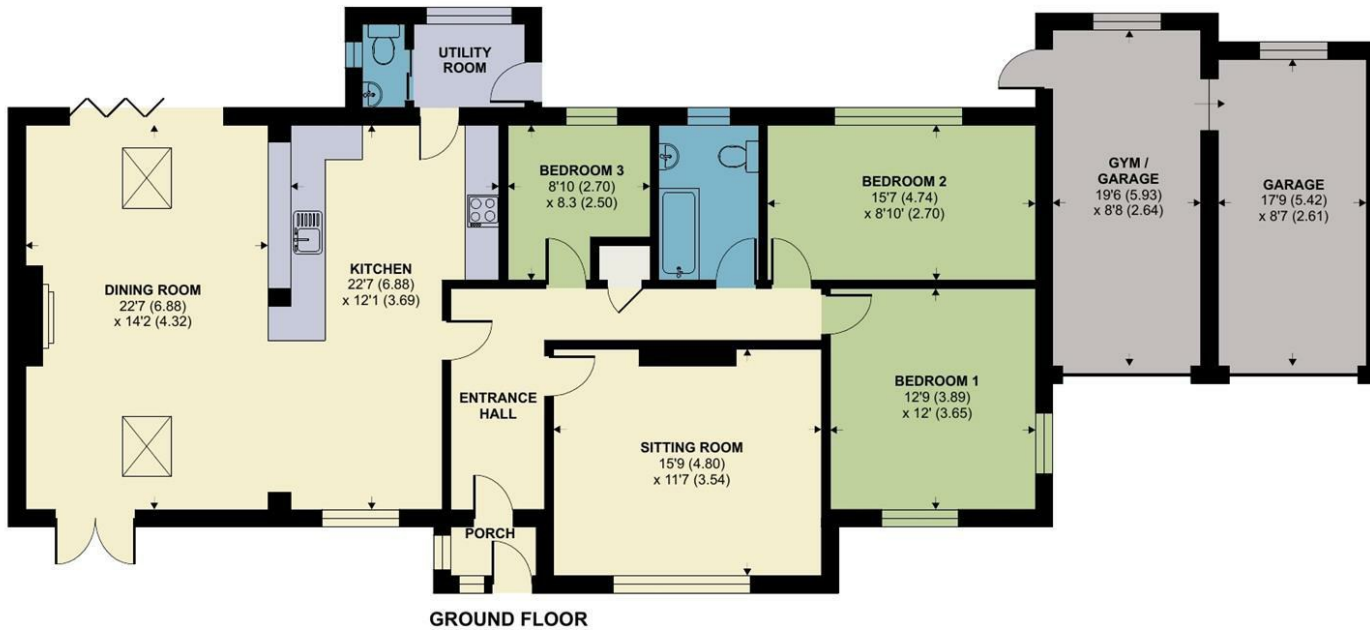
Approximate Area = 1456 sq ft / 135.3 sq m

Garage / Gym = 341 sq ft / 31.7 sq m

Total = 1797 sq ft / 166.9 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
15-18 (A)		
11-14 (B)		
8-10 (C)		75
5-7 (D)	57	
3-4 (E)		
2-3 (F)		
1-2 (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: 1253350



Sherb/JM/0325



01935 814488

sherborne@symondsandsampson.co.uk  
Symonds & Sampson LLP  
4 Abbey Corner, Half Moon Street,  
Sherborne, Dorset DT9 3LN



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