



Symonds  
& Sampson

# The Cottage

Longburton, Sherborne



# The Cottage

Longburton  
Sherborne  
DT9 5PH

This beautifully extended three-bedroom detached home is set in a prime position, backing onto the Blackmore Vale countryside. It offers spacious, flexible ground floor accommodation and three well-appointed bedrooms. The property also features a southerly-facing garden and a rear driveway.



- Undisturbed panoramic views to the rear
  - Detached three bedroom property
  - Extended to make a functional home
    - Southerly facing garden
    - Driveway
- Close proximity to Sherborne's amenities

Offers In Excess Of £375,000  
Freehold

Sherborne Sales  
01935 814488  
[sherborne@symondsandsampson.co.uk](mailto:sherborne@symondsandsampson.co.uk)





## THE DWELLING

This charming detached three-bedroom home enjoys a picturesque setting, backing onto the stunning Blackmore Vale countryside. Thoughtfully extended over two storeys, the property has been transformed from a smaller cottage into a spacious and versatile family home. The well-designed ground floor offers generous and flexible living accommodation, while the first floor features three well-appointed bedrooms, providing comfort and practicality in an idyllic village.

## ACCOMMODATION

The ground floor is accessed via an entrance hall, which leads to a cloakroom. To the left, the spacious living room boasts charming character features, including window seats, dual-aspect windows and a large inglenook fireplace with an inset wood burner. From the living room, an opening leads into the versatile playroom/dining room, offering flexible use. The kitchen, designed to cater to all culinary needs, is accessed from the living room and enjoys stunning views over the neighbouring countryside. It is well-equipped with integrated appliances, offers ample space for dining furniture, and leads to a porch providing direct access to the garden.

The first floor features three well-appointed bedrooms, with the master bedroom offering generous accommodation and stunning views. The family bathroom is also located on this level and houses the airing cupboard.

## GARDEN

Enjoying a southerly position, the garden is predominantly laid to lawn and enclosed by hedging on one side, offering a private outdoor space. A stone lean-to within the garden provides additional storage, benefiting from power, and is currently used by the vendors for white goods. Two patio areas are thoughtfully positioned to enjoy sunlight throughout the day, with an elevated patio at the rear capturing the evening sun and showcasing beautiful views over the neighbouring countryside.

The driveway, owned by the property, provides ample parking for several cars. A gateway located at the rear of the driveway must remain clear at all times to allow access for the neighbouring landowner.

## SITUATION

Situated on the outskirts of the sought after village of Longburton, this property enjoys a prime position backing onto the Blackmore Vale countryside. The village offers a strong community spirit with a pub, village hall, and parish church.

Just four miles south of Sherborne, Longburton benefits from easy access to the town's excellent amenities, including independent shops, supermarkets and well-regarded private schools. Sherborne also offers a direct train service to London Waterloo (2.5 hours), with a faster route to Paddington from Castle Cary (90 minutes). Yeovil (8 miles) and Dorchester (15 miles) provide further amenities, and Bournemouth, Bristol, and Exeter Airports are all within reach.

## MATERIAL INFORMATION

Mains electric, water and drainage.

Oil central heating.

Broadband - Standard broadband is available.

Mobile phone network coverage is likely inside on most major networks, limited connection available inside.

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

Dorset Council

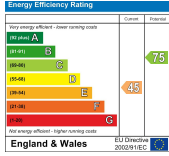
Council Tax Band: E

## DIRECTIONS

What3words - ///lonely.patrol.treetop



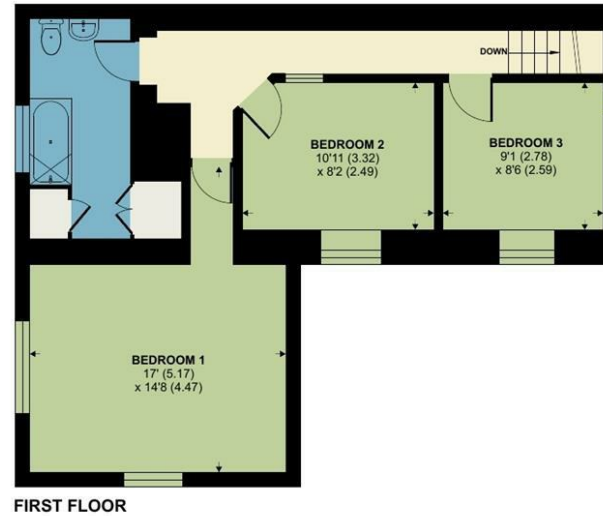
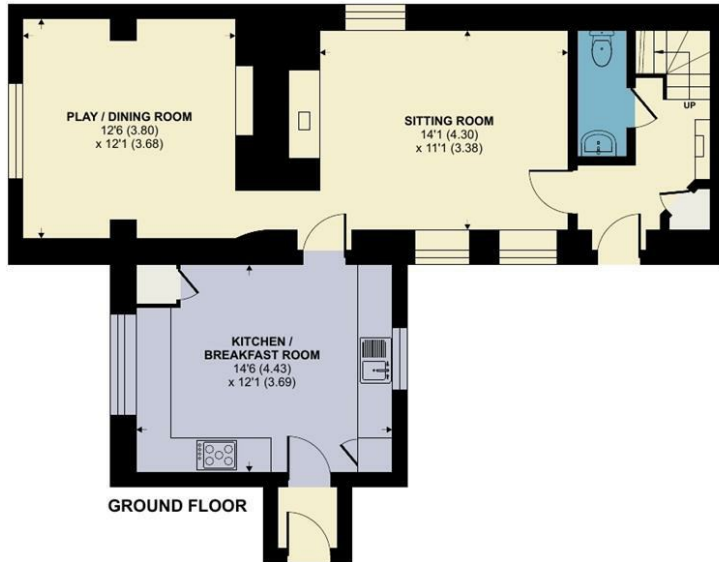




## Longburton, Sherborne

Approximate Area = 1244 sq ft / 115.5 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: 1263452



Sherb/KS/0425



01935 814488

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



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

**SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT**