



13 Church Green

Bishops Caundle, Sherborne

13

Church Green
Bishops Caundle
Sherborne
DT9 5NN

Nestled within the picturesque village of Bishops Caundle. This spacious four-bedroom link-detached property, offers delightful countryside views, on a sought after development. The home boasts generous living space and ample parking, with an integrated garage.



- Undisturbed views to the rear
- Link detached four bedroom property
 - Enclosed rear garden
 - Driveway and garage
- Popular village location with amenities
- Close proximity to the historic abbey town of Sherborne

Offers In Excess Of £350,000
Freehold

Sherborne Sales
01935 814488
sherborne@symondsandsampson.co.uk



THE DWELLING

This link-detached property, originally built with reconstituted stone elevations beneath a tiled roof, offers spacious accommodation across two floors, including four well-proportioned bedrooms. The home enjoys beautiful views over the surrounding countryside at the rear and is well positioned within the small development.

ACCOMMODATION

The entrance hall grants access to the ground floor living room and kitchen to the rear with a conveniently positioned downstairs cloakroom. The kitchen catering to all culinary needs, offering spaces for white goods and enjoys the rear view and a door providing outdoor access. The living room is situated to the front of the property and benefits from a bay window and log burner. Sliding doors provide access to the dining room leading to the conservatory with French doors leading to the garden.

The first floor comprises four bedrooms, two of which are double bedrooms, with the master bedroom featuring built-in wardrobes. The landing provides access to the airing cupboard and the family bathroom.

GARDEN

The rear garden, predominantly laid to lawn, offers a stunning backdrop onto the neighbouring countryside, with flower beds along the boundaries that feature mature shrubs and trees. A pathway area sits adjacent to the property, with a greenhouse and pedestrian access to the garage. Side access is available from the opposite side of the property.

To the front, a private driveway leads to the garage, with a lawn and flower beds enhancing the approach.

SITUATION

Bishops Caundle is a small village on an elevated ridge overlooking Blackmore Vale countryside. There is a historic village church and the popular White Hart public house. Also, there is a village shop and post office, primary school, village hall and garage with shop. Sherborne Town Centre lies approximately 6 miles distant and is a town of historical and archaeological interest with a conservation area with many listed buildings including the Abbey. The town has a wide variety of individual shops and two supermarkets. Mainline train line to London Waterloo/Exeter. The nearby A30 provides access to the local town of Yeovil. Access to the A303 to the north which in turn links to the M3 and motorway network.

MATERIAL INFORMATION

Mains electric, water and drainage.

Electric central heating.

Broadband - Ultrafast broadband is available.

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

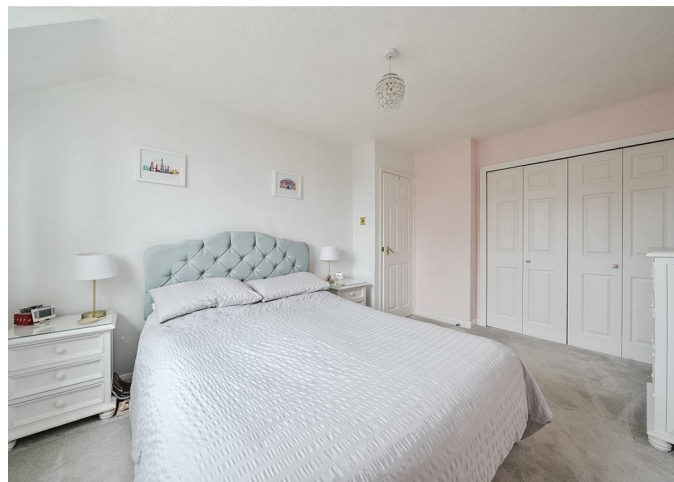
(Information from Ofcom <https://www.ofcom.org.uk>)

Dorset Council

Council Tax Band: D

DIRECTIONS

What3words - ///flap.motor.perfectly



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92-plus) A		78	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	51	51	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Church Green, Bishops Caundle, Sherborne

Approximate Area = 1138 sq ft / 105.7 sq m

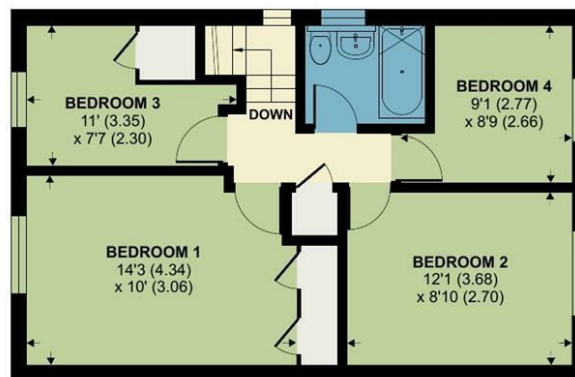
Outbuilding = 145 sq ft / 13.4 sq m

Total = 1283 sq ft / 119.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 1267299



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 of 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