



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

Guide Price £350,000

Freehold

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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

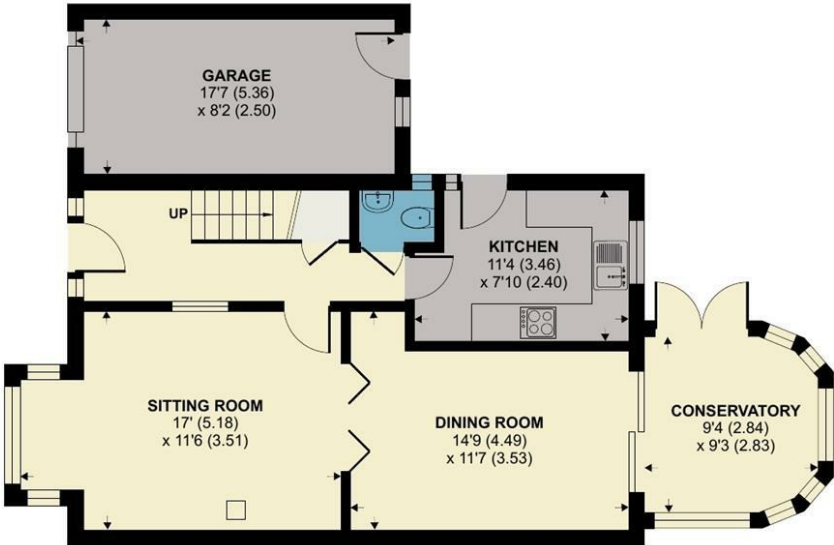
What3words - ///flap.motor.perfectly



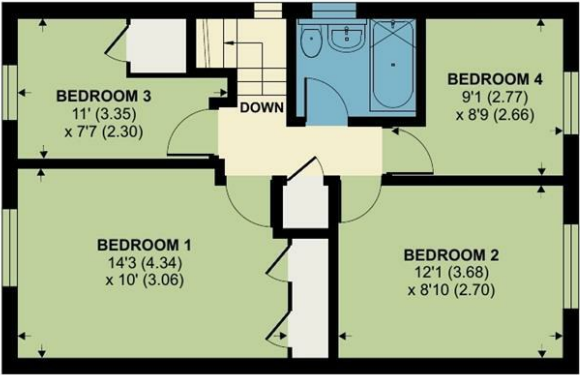
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	51	51
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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



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