

Swatchford Cottage

Lower Kingsbury, Milborne Port, Sherborne

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Lower Kingsbury
Milborne Port
Sherborne
DT9 5ED

Nestled on the outskirts of the village, this impressive detached property offers spacious and well-planned accommodation arranged over two floors. Thoughtfully constructed, the home provides generous living space throughout and sits within a wraparound garden, offering both privacy and glorious views.



- Detached four bedroom property
- Sat in an elevated position offering countryside views
- 1928 sq ft of spacious accommodation set over two floors
 - Garage and driveway
 - Airsource heating
- Set within a sought after village offering amenities

Offers In Excess Of £575,000
Freehold

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THE DWELLING

Constructed in the 1970s, this four-bedroom home has been thoughtfully and tastefully designed. Enjoying an elevated position with views over the surrounding countryside, the property offers spacious and light-filled accommodation throughout, carefully planned to maximise comfort and versatility.

ACCOMMODATION

The sense of space is immediately apparent upon entering the property, with a generous central hallway that sets the tone for the accommodation beyond. A cloakroom is conveniently positioned at the rear. To the left-hand side, the open-plan kitchen and dining area caters to all culinary needs, featuring bespoke hardwood cabinetry and seamlessly integrated appliances. The kitchen flows effortlessly into the dining space, creating a welcoming and functional heart of the home. A passageway accessed from the kitchen connects the front of the property to the rear garden room and is currently utilised as a utility area/cold room, with internal access to the garage as well.

To the opposite side of the property, the study, also suitable as a fourth bedroom is positioned to the front, while the spacious living room lies to the rear. This comfortable reception space opens into the conservatory, which features bi-fold doors leading out to the patio.

The light-filled landing enjoys views over the rear countryside and provides access to three double bedrooms and the family bathroom which provides a complete suite.

GARDEN

The wraparound garden is largely laid to lawn and thoughtfully maintained as a wildlife-friendly space, enclosed by mature trees and hedging for privacy and shelter. A patio area sits adjacent to the property, with a pathway leading around to a south-facing lawn and the front driveway. The air source heat pump is positioned within the garden.

SITUATION

The property is located on the outskirts of the village sat within a elevated position. Local amenities include Milborne Port Butchers, an award-winning fish and chip shop, a weekly produce market, a Co-op store, doctors' surgery, pharmacy and hairdresser. The Clockspire, a fine dining restaurant, is also nearby.

Milborne Port is a short drive from the historic town of Sherborne, offering a range of shops, businesses, and a Waitrose supermarket. Yeovil (5.5 miles) and Dorchester (18 miles) are also within reach. Sherborne has a regular mainline service to Waterloo, and Castle Cary offers fast trains to Paddington.

The village is served by a highly regarded primary school, with Sherborne offering additional options. Secondary education is provided by The Gryphon School, while private schools nearby include the Sherborne schools, Leweston, Hazlegrove, and the Bruton schools.

MATERIAL INFORMATION

Mains electric, drainage and water.

Air Source Heating.

Broadband - Superfast broadband is available.

Mobile phone coverage is limited inside but is likely outside on most major networks.

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

Somerset Council

Council Tax Band: E

DIRECTIONS

What3words - //heat.fuses.wagers



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Approximate Area = 1928 sq ft / 179.1 sq m

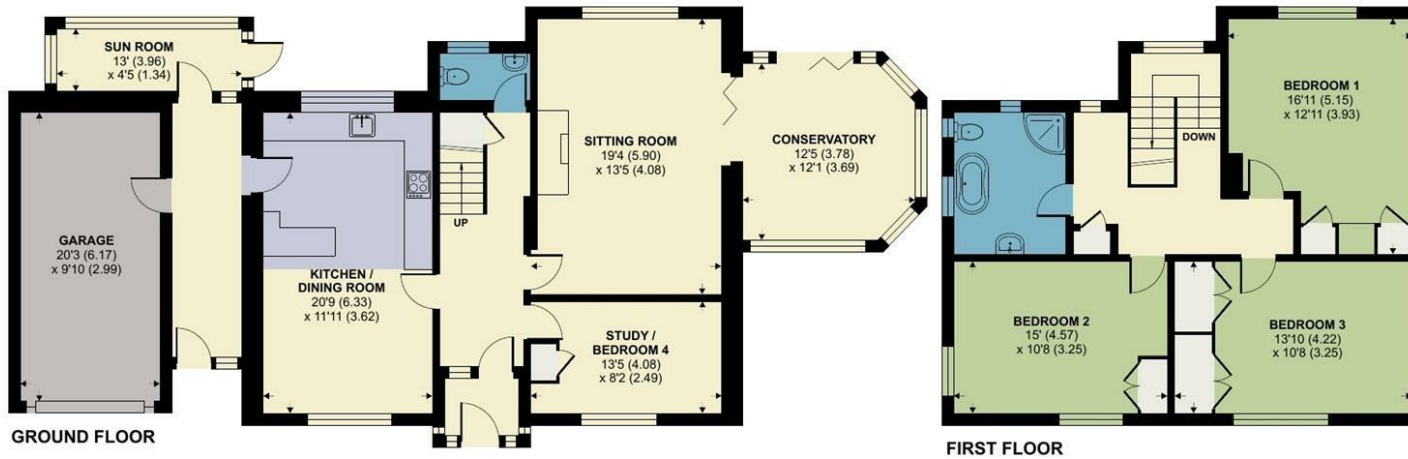
Garage = 199 sq ft / 18.4 sq m

Total = 2127 sq ft / 197.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
101-151 A		
81-101 B		
61-81 C		
41-61 D		
21-41 E		
1-21 F		
Not energy efficient - higher running costs		
1-10 G		
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: 1266098



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