



Symonds
& Sampson

Gunville Lodge

Holwell, Sherborne

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Holwell
Sherborne
DT9 5LL

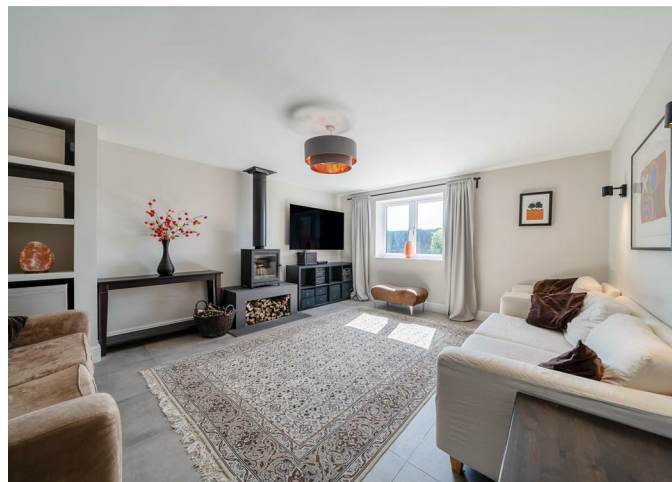
A truly exceptional detached five-bedroom residence, finished to an impeccable standard, offering spacious and versatile accommodation across three floors. Set within beautifully landscaped gardens with stunning countryside views, the property occupies an enviable position in a highly sought-after village.



- Architecturally designed contemporary home built by the present owners
 - Detached five bedroom property
 - Open plan living
 - Ensuites to three bedrooms
 - Landscaped garden with mature trees
 - Backing onto the Blackmore Vale countryside
- Energy efficient Air Source heating attracting a Renewable Heat Incentive payment of £448.26 per quarter from Ofgem until 30/03/2029
 - Garage, carport & gravelled parking area for up to six cars
 - No onward chain

Offers In Excess Of £800,000
Freehold

Sherborne Sales
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THE DWELLING

This architecturally designed contemporary home was built by the present owners and is being presented exclusively to the market for the first time since construction. The property occupies a peaceful village location whilst offering modern conveniences.

ACCOMMODATION

Finished to an exemplary standard throughout, this energy efficient property benefits from the latest Air Source Heat Pump technology with underfloor heating across the ground floor and first floor. An impressive triple-height entrance hall gives light to all floors and provides access to the principal reception rooms. To the rear, a beautifully designed open-plan kitchen complete with a comprehensive range of integrated appliances seamlessly connects to the dining and living area. The layout is thoughtfully arranged to maximise the far-reaching countryside views, with bifold doors leading out to the garden. Adjacent to the kitchen, a well-equipped utility room provides additional space for white goods and everyday functionality, with a WC beyond. The ground floor also features both a generously proportioned formal living room with the cosy addition of a wood burner, and a study, both enjoying a pleasant southerly front-facing aspect.

The first floor comprises four spacious double bedrooms, two of which benefit from ensuite facilities, while the remaining bedrooms are served by a well-appointed family bathroom. The whole of top floor is given over to the master suite with far-reaching views across the Blackmore Vale countryside with a generous bedroom, ensuite bathroom, and large his and hers dressing rooms.

GARDEN

To the rear, mature trees provide a natural boundary, offering privacy and framing views of the neighbouring countryside. The landscaped garden features an elevated lawn bordered by mature planting and a stone path which seamlessly edges onto a decked terrace area with an insulated gym with light & power. Set within the terrace is a 14' swim spa and barrel sauna both available by separate negotiation. Beneath the terrace a 2,700L water harvester with pump collects all the rainwater from the property's roofs, ideal for watering the garden or use with a pressure washer. Beyond the lawn, steps descend to a garden office / studio with underfloor heating, a phone line, and light & power that overlooks a well designed kitchen garden of raised beds and a useful garden shed. Beyond is an area for chickens and ducks with a pond and duck shed.

To the front of the property, behind a mature hedge, a gravelled parking area provides ample off-road parking with electric vehicle charger and leads to both the carport and garage. The garage also benefits from a convenient pedestrian access via the rear garden. The carport benefits from a 16Amp socket suitable for larger electrical workshop equipment. The state of the art A+++ energy efficient Air Source Heat Pump is discreetly positioned at the west end of the parking area.

SITUATION

The village is located 6 miles to the south of Historic Sherborne where the main shopping street offers a wide range of shops, local businesses and facilities including a Waitrose & Sainsbury's

supermarket. Other towns within close driving distance of the property include the regional centre of Yeovil (11 miles) and the county town of Dorchester (15 miles). Sherborne also has an excellent range of schools with two primary schools within the town, both feeding to The Gryphon School for secondary education. Independent schools in the area include the Sherborne schools, Leweston, Hazelgrove and Bryanston schools. Sherborne has a regular mainline service to Waterloo taking about 2.5 hours and there is a fast train service from Castle Cary (12 miles) to Paddington, which takes about 90 minutes. Bournemouth, Bristol and Exeter Airports are all easily accessible.

MATERIAL INFORMATION

Mains electric, water and drainage.

Air Source Heat Pump.

Electric Vehicle Charger.

Broadband - Superfast broadband is available.

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

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

Dorset Council

Council Tax Band: G

AGENTS NOTE

The sale can not complete before Monday 18th August 2025.

Swim spa and sauna available by separate negotiation.

The property attracts a Renewable Heat Incentive payment of £448.26 per quarter from Ofgem until 30/03/2029.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
100 (A)	87
91-100 (A)	91
81-90 (B)	
71-80 (C)	
61-70 (D)	
51-60 (E)	
41-50 (F)	
31-40 (G)	
21-30 (H)	
1-20 (I)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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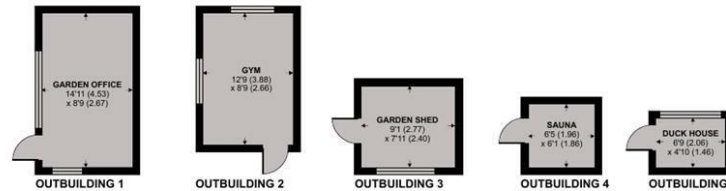
Approximate Area = 2703 sq ft / 251.1 sq m (excludes carport)

Garage = 198 sq ft / 18.3 sq m

Outbuildings = 385 sq ft / 35.7 sq m

Total = 3286 sq ft / 305.1 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: 1271478



Sherb/KS/0425



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