

The logo for Symonds & Sampson, featuring the company name in white serif font on a dark green rectangular background with a thin yellow horizontal line below the text.

Symonds
& Sampson



Atlas House
Bradford Road, Sherborne, Dorset

Atlas House

Bradford Road

Sherborne

Dorset

DT9 6BP

An immaculate, modern five bedroom detached house built by the renowned local builders RE Pearce Properties in 2016, situated on one of Sherborne's most prestigious roads.



- Five bedrooms, five en suites
- Impressive open plan living space
- Immaculately presented throughout
- Underfloor heating to the ground floor
 - Sought after location

Guide Price £1,250,000

Freehold

Sherborne Sales
01935 814488

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ACCOMMODATION

The front door opens into an entrance lobby with a cloakroom comprising WC and wash basin, stairs rising to the first floor, a door into the kitchen and double doors into the living/dining area. A hugely impressive open plan room, the living/dining room has plenty of windows allowing in natural light and bi-folding doors to the rear patio, steps with glass balustrades lead down to the sun room, which has bi-folding doors onto the front patio and roof windows. The room is L shaped with the kitchen at the top, separated by a breakfast bar. The kitchen is fitted with stylish white wall, base and drawer units with quartz worktops, a one and a half bowl under mount sink with mixer tap and drainer grooves, a range of integral appliances including double oven, full length fridge and freezer, dishwasher and induction hob with extractor hood over. From the kitchen is a door leading into the utility room, which has access to the garden, garage and a study. The utility has fitted base units, a stainless steel sink with mixer tap and drainer and space/connections for a washing machine.

On the first floor is a landing with a double airing cupboard housing the hot water cylinder and three double bedrooms, all with en suites. The master bedroom is double aspect with four built in wardrobes, the en suite comprises WC, vanity unit with wash basin, bidet, bath and separate

walk-in shower with rainfall shower head. Bedroom two overlooks adjoining fields and has three built in wardrobes, the en suite comprises WC, vanity unit with wash basin and a walk-in shower with rainfall shower head. The third bedroom has a dormer window, three built in wardrobes and a lobby area to the en suite, which comprises WC, vanity unit with wash basin, bath and separate shower.

There are two further bedrooms on the second floor, bedroom four has built in wardrobes and an en suite comprising WC, vanity unit with wash basin and shower. Bedroom five enjoys views over the adjoining fields and also has an en suite comprising WC, vanity unit with wash basin and shower.

OUTSIDE

To the front is a block paved driveway providing ample off road parking and access to the double garage. There is an impressive front lawn with mature trees and a lovely patio area abutting the sun room.

The rear garden is laid to patio with raised flower beds and a stocked rockery. The garden is fully enclosed with side access to both sides and an outside tap.

The double garage has electric up and over doors and light/power connected.

SITUATION

The majority of the town's facilities lie within walking distance - 1 mile walk to Waitrose, the Abbey & the main shopping thoroughfare of Cheap Street. There is a main line railway station [1.5 miles] that provides a regular service to London Waterloo in 2h 12min. Sherborne primary school is close by, as is The Gryphon secondary school. Sherborne is also well known for its independent schools - Sherborne Boys, Sherborne Girls & Leweston.

MATERIAL INFORMATION

Mains electric, gas, water and drainage.
Underfloor heating to ground floor.

Broadband - Ultrafast broadband is available.
Mobile phone network coverage is limited inside and is likely outside on most major networks.
(Information from Ofcom <https://www.ofcom.org.uk>)
Dorset Council
Council Tax Band: G

DIRECTIONS

What3words - ///rehearsal.unwanted.instructs



Bradford Road, Sherborne, DT9 6BP

Approximate Area = 4095 sq ft / 380 sq m (includes garage)
Limited Use Area(s) = 174 sq ft / 16 sq m
Total = 4269 sq ft / 396 sq m
For identification only - Not to scale

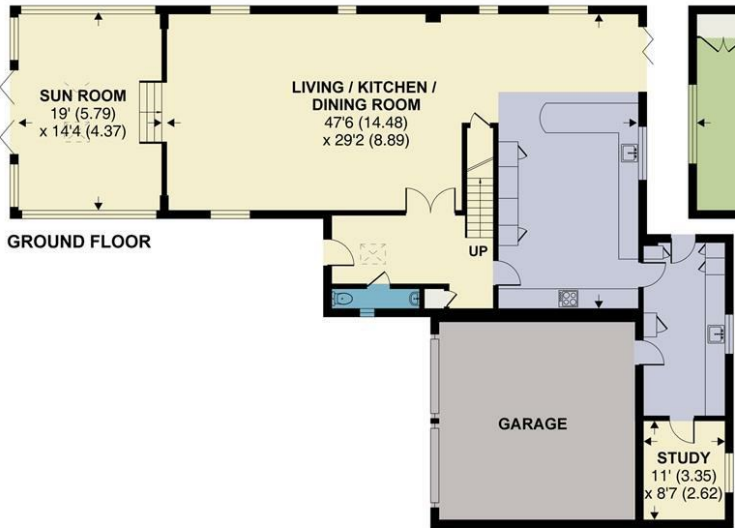


Denotes restricted head height

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(94-100) A		
(81-93) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Current	89	89



SECOND FLOOR




GROUND FLOOR



FIRST FLOOR



 Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2020. Produced for Symonds & Sampson. REF: 653980

Sherb/KS/0425



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