



Symonds
& Sampson

Valley View

Brister End, Yetminster, Sherborne

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Yetminster
Sherborne
DT9 6NL

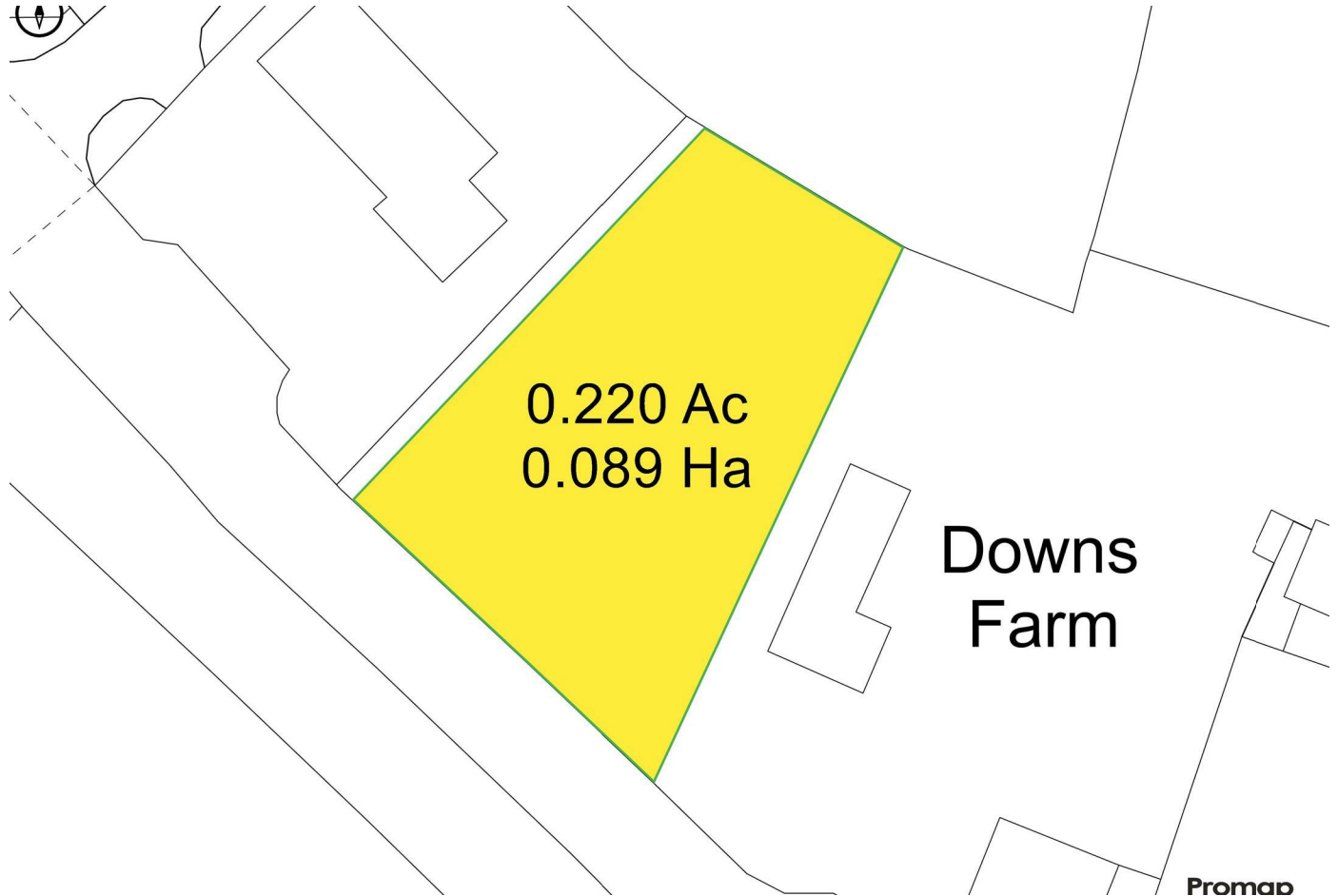
This distinguished new build, expertly crafted by renowned developers, offers refined open-plan living in the charming village of Yetminster. Boasting four generous bedrooms, including two luxurious en suites, an elegant stone-laid driveway and garage. Set within a substantial plot of 0.03 acres, the property enjoys a prime position backing onto unspoilt neighbouring countryside.



- Four bedroom detached new build
- Large open plan kitchen diner with high-spec appliances and quartz worktops
 - Three bathrooms including two en-suites
- Finished to an exceptional standard by Pearce Properties
 - Air source heat pump and MVHR system
- Sat within a 0.03 acre plot backing onto the neighbouring countryside
- Private access via large, decorative stone and block-paved driveway
- Oversized single garage with wide automatic roller doors

Offers In Excess Of £850,000
Freehold

Sherborne Sales
01935 814488
sherborne@symondsandsampson.co.uk



THE DWELLING

A detached new build, crafted by the renowned Pearce Properties, who are celebrated for creating homes of exceptional quality in the most sought-after locations. Designed to deliver outstanding living spaces, with meticulous attention to detail and an uncompromising standard of finish throughout.

ACCOMMODATION

As you enter the property, the hallway with open feature staircase leads you into a spacious, thoughtfully designed living space. The hallway features oak flooring, which continues through to the kitchen and dining areas, creating a seamless flow.

The kitchen/dining room is a particularly attractive open plan feature of the home, offering panoramic views to the rear, with large bifold doors that open directly onto the garden and patio area. The Kitchen is equipped with high-quality units, high-specification appliances and beautifully crafted quartz worktops, combining both functionality and style.

The living room is a large, inviting space, offering a modern fireplace as its focal point, perfect for relaxing or entertaining. With additional doors opening to the rear patio, it maximizes the potential for indoor-outdoor living.

The property also features a utility room with built-in units and worktops, as well as space for a washing machine and tumble dryer, and side access to the rear garden. A small cloakroom is located off the hallway for added convenience.

For those requiring a dedicated workspace, there is also a study,

providing a quiet and private space that is well-suited to home working or as a reading room.

The feature staircase leads to a spacious, galleried landing, which connects all of the first-floor rooms. The master suite is a true retreat, offering spectacular views of the surrounding countryside, fitted wardrobes with sliding doors, shelving, and a generously sized en-suite bathroom.

The second bedroom, also off the landing, is equally impressive, boasting another large en-suite bathroom.

There are two additional double bedrooms, both of a generous size, offering flexibility for family living or use as guest rooms. The landing also includes an airing cupboard with ample shelving for towels and storage.

GARDEN

The property benefits from a large patio area to the rear, providing an ideal space for outdoor entertaining or simply enjoying the far-reaching views over the picturesque landscape. The tranquil setting of Yetminster provides an idyllic backdrop to this beautifully crafted home.

The driveway leading to the property is generously sized and offers ample parking space. It is laid with decorative stone and block paving, enhancing the overall aesthetic and practicality of the home.

The oversized single garage, with wide automatic roller doors, offers excellent space for parking and storage, with plenty of room for larger vehicles or additional storage needs.

MATERIAL INFORMATION

The property includes an air source heat pump and a mechanical ventilation and heat recovery system (MVHR), ensuring comfort and energy efficiency throughout the year.

Dorset Council

Energy performance certificate is based on a SAP report. Rating B.

Based on neighbouring properties.

Broadband - Standard 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>)

SITUATION

Situated in the heart of Dorset, Yetminster is a highly sought-after village with excellent amenities and transport links. The village boasts a local primary school, St Andrew's Church of England Primary, rated 'Good' by Ofsted, and a variety of shops including a post office, public house, and health centre. The village also has strong transport links, with the Yetminster railway station offering regular services to surrounding towns.

With its stunning rural location, Yetminster provides an excellent balance of peaceful village life and accessibility to nearby towns and cities. The village is well-known for its strong sense of community and beautiful countryside views, making it an ideal place for families or those looking for a quieter lifestyle without being too far from essential amenities.

DIRECTIONS

What3words - ///crabmeat.vest.leotard





Valley View, Brister End, Yetminster, Sherborne

Approximate Area = 2347 sq ft / 218 sq m

Garage = 284 sq ft / 26.3 sq m

Total = 2631 sq ft / 244.4 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: 1277493



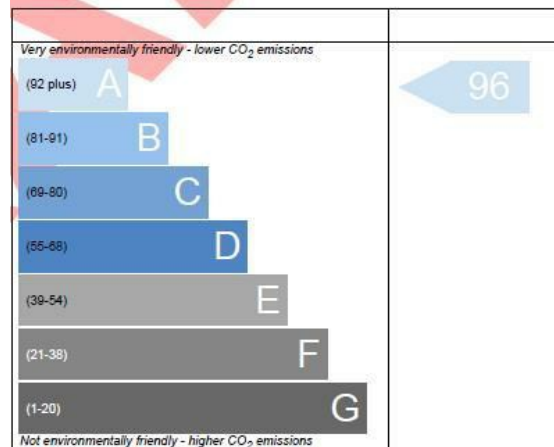
Energy Efficiency Rating



England

EU Directive
2002/91/EC

Environmental Impact (CO₂) Rating



England

EU Directive
2002/91/EC

Sherb/KS/4300



01935 814488

sherborne@symondsandsampson.co.uk
Symonds & Sampson LLP
4 Abbey Corner, Half Moon Street,
Sherborne, Dorset DT9 3LN



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