



Symonds
& Sampson

Orchard House

Sandford Orcas, Sherborne

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Sherborne

DT9 4RY

A well-appointed residence, thoughtfully designed to offer exceptionally versatile and light-filled accommodation, including impressive open-plan living areas ideal for modern lifestyles. Set within a generous and beautifully landscaped plot with wrap-around gardens, it also features a detached studio with two rooms. Elegantly positioned in a sought-after setting, this distinguished home combines refined interiors with superb outdoor space.



- Beautifully appointed residence offering spacious and versatile accommodation
 - Open plan living
- Ensuite and dressing room to the master bedroom
 - Landscaped wrap around gardens
 - Detached two room studio
 - Sought after location
 - No onward chain

Guide Price £900,000

Freehold

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THE DWELLING

With stone elevation beneath a tiled roof, this former farmhouse has been thoughtfully renovated and converted in recent years providing a flexible diverse accommodation.

ACCOMMODATION

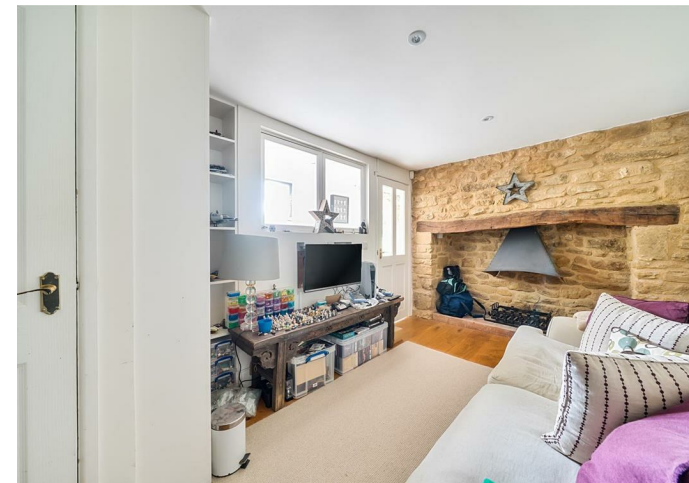
Spread across two floors, the property's main residence is primarily arranged on the ground floor and centres around a spacious open-plan kitchen and living area—converted from the former farmhouse. This impressive space caters to modern family living, with a well-appointed shaker-style kitchen featuring integrated appliances and a central island unit, ideal for both cooking and entertaining.

Adjacent to the kitchen is a generous dining area with French doors opening to the rear garden. The open-plan layout flows into a snug, arranged around a log-burning stove.

Beyond the snug lies the formal living room, a bright and spacious space benefiting from triple-aspect views over the gardens. This room is also centred around a log burner, adding to the property's character and charm.

A hallway off the kitchen provides access to a walk-in pantry. From here, three bedrooms can be found. The principal bedroom, positioned at the rear, features a large bay window overlooking the garden with the additional benefit of a dressing room and an en-suite shower room. Two further bedrooms are located off the same hallway.

The lower ground floor is accessible both internally and externally, offering flexible accommodation that can be self-contained or integrated into the main residence. A hallway, reached via an internal staircase or external entrance leads to a sitting room with an inglenook fireplace and to a generous bedroom. Both rooms enjoy access to a Jack and Jill shower room, making this level ideal for multi-generational living or guests.





GARDENS

Set within a substantial plot, the property boasts a generous wrap-around garden, predominantly laid to lawn and enclosed by mature hedging.

The garden features well-established flower beds, mature trees, and a patio area adjacent to the house. Beyond a natural screen of hedging lies a separate wooded area, offering additional garden space with a tranquil, secluded feel.

At the rear of the garden, a detached studio provides



valuable extra accommodation. Comprising two internally separate rooms, each with its own external access, the studio is perfectly suited for use as a home office, creative space, or additional reception area.

To the front, a gravelled driveway offers ample off-road parking.

MATERIAL INFORMATION

Mains electricity, water and drainage.
Oil- fired central heating.

Broadband - Standard broadband is available.
Mobile phone network coverage is likely outside on most major networks, no connection available inside.
(Information from Ofcom <https://www.ofcom.org.uk>)
Dorset Council
Council Tax Band: G

The property is situated within a conservation area.

SITUATION

The property is located in the idyllic village of Sandford Orcas, a peaceful and picturesque setting surrounded by



rolling Dorset countryside. The village offers a quintessential rural lifestyle, with a welcoming community, a historic church, and a well-regarded country pub, The Mitre Inn.

Despite its tranquil setting, Sandford Orcas lies just over 3 miles north of Sherborne—one of Dorset's most sought-after towns. Sherborne offers an excellent range of day-to-day amenities, including boutique shops, cafes, restaurants, supermarkets, and leisure facilities. The town is also home to a mainline railway station providing a regular and direct service to London Waterloo in just over two hours, making

it ideal for commuters or those needing easy access to the capital.

The area is well served by both state and private schooling. Sherborne boasts two highly regarded independent schools—Sherborne School and Sherborne Girls—as well as popular state options including The Gryphon School and several well-regarded primary schools in the surrounding villages.

DIRECTIONS

What3words - [///drooling.overpower.market](#)





Sandford Orcas, Sherborne

Approximate Area = 2566 sq ft / 238.3 sq m

Outbuildings = 565 sq ft / 52.4 sq m

Total = 3131 sq ft / 290.7 sq m

For identification only - Not to scale

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) 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		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1286647



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