



47

Twelve Acres, Sherborne

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Twelve Acres
Sherborne
DT9 4FE

Offered to the market with no onward chain, this substantial three-bedroom detached home provides spacious, light-filled accommodation across two floors.

Further benefits include an ensuite to the principal bedroom, a single garage and a generously sized rear garden.



- Three bedroom detached property
 - Well presented throughout
 - Ensuite to the master bedroom
- Offering close proximity to Sherborne amenities
 - Garage and off street parking
 - Large garden
 - No onward chain

Offers In Excess Of **£340,000**
Freehold

Sherborne Lettings
01935 814488
sherborne@symondsandsampson.co.uk



THE DWELLING

Well-constructed and built by Persimmon Homes in 2019, this attractive family home forms part of the popular Corelli development. The property has been well maintained and remains in very good condition throughout, benefiting from a garage, off-street parking and a good-sized garden.

ACCOMMODATION

A central passage provides access to the well-arranged accommodation, with the principal living spaces set to either side of the property. The generously proportioned living room is filled with natural light, with French doors opening out to the rear garden. The dual-aspect kitchen/dining room caters to modern family living, offering ample cabinetry and plentiful space for dining furniture.

Leading from the kitchen, a rear hallway provides additional space for white goods, fitted cabinetry, and houses the boiler. A cloakroom is accessed from this area, along with a door offering direct access to the rear of the property.

The first floor comprises three well-proportioned bedrooms. The principal bedroom provides spacious accommodation with a dual aspect and benefits from an en suite shower room. The two further bedrooms are both generously sized and are well served by the family bathroom.

GARDEN

The large rear garden is predominantly laid to lawn and fully enclosed by fencing, providing a secure and level outdoor space. A patio area sits adjacent to the property, ideal for outdoor dining and entertaining. To one side, a woodchip-bordered section offers a hardstanding area, suitable for additional seating or storage. A pathway leads to a side gate, giving access to the front of the property, where a single garage is located, with off-street parking available in front.

SITUATION

Located in the historic and highly sought-after Abbey Town of Sherborne, this property offers convenient access to local amenities, schools, and transport links. The main shopping street boasts a variety of independent shops, restaurants, and supermarkets like Waitrose and Sainsbury's. Nearby towns include Yeovil (5.5 miles) and Dorchester (18 miles).

Sherborne offers excellent educational options, including two primary schools, The Gryphon School for secondary education, and highly regarded private schools including the Sherborne schools, Leweston and Hazlegrove. The town provides a regular train service to Waterloo (2.5 hours), while a faster train to Paddington (90 minutes) is available from Castle Cary (12 miles). Bournemouth, Bristol, and Exeter Airports are easily accessible.

MATERIAL INFORMATION

Mains electric, water and drainage.
Gas central heating.

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

There is an annual maintenance charge for the upkeep of the development, which amounts to £402.01 for the year 2025.

DIRECTIONS

What3words - ///pulses.treatable.depravity





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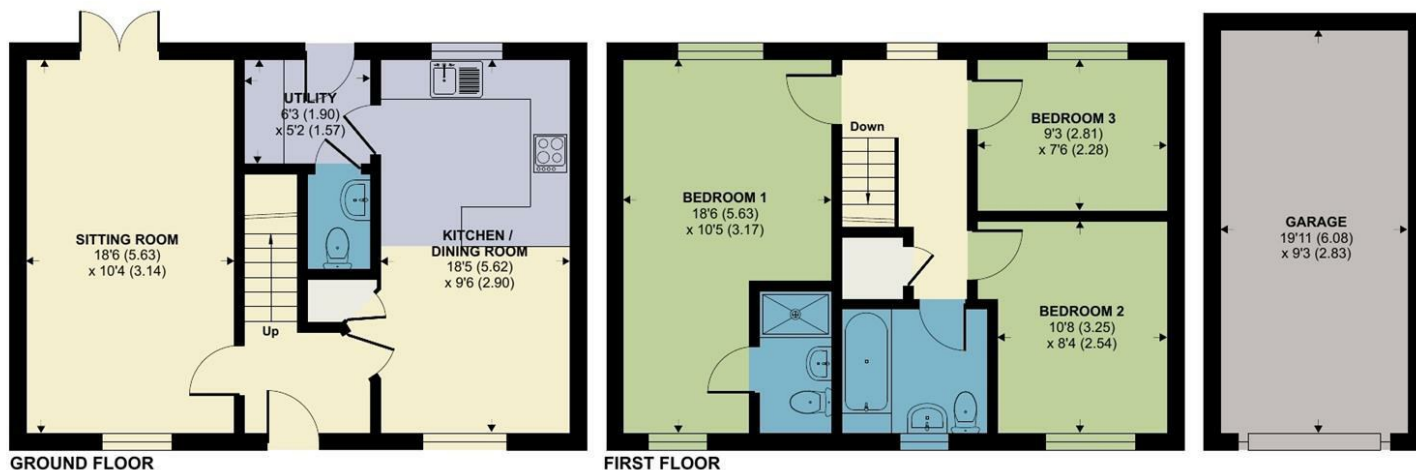
Approximate Area = 994 sq ft / 92.3 sq m

Garage = 185 sq ft / 17.1 sq m

Total = 1179 sq ft / 109.4 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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). © nichecom 2025. Produced for Symonds & Sampson. REF: 1300330



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01935 814488

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



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