



2

St. Andrews Close, Leigh, Sherborne



## 2 St. Andrews Close Leigh Sherborne DT9 6HN

Renovated to a high standard throughout, this detached three-bedroom bungalow occupies a prime position within a sought after village. The property offers contemporary, light-filled accommodation complemented by a beautifully landscaped south-facing garden.



- Detached three bedroom bungalow
- Renovated throughout by the current vendors
  - Ensuite to the master bedroom
  - Landscaped south facing garden
    - Garage
  - No onward chain

Guide Price **£450,000**

Freehold

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## THE DWELLING

This beautifully renovated three-bedroom home features reconstituted stone elevations beneath a tiled roof. Recently refurbished throughout by the current owners, the property offers bright and spacious open-plan living accommodation. All three bedrooms are generous doubles, with the principal bedroom benefiting from its own ensuite shower room.

## ACCOMMODATION

The open-plan living area is exceptionally well-proportioned, featuring a floor-to-ceiling window and triple-aspect glazing that provide an abundance of natural light. A log burner is set neatly to one corner, offering both warmth and architectural interest. The contemporary Howdens kitchen is fitted with a substantial central island and a comprehensive range of integrated appliances, combining clean design with practical efficiency.

A rear hallway, accessed from the kitchen, provides secondary access to the property and leads directly to the principal bedroom, which benefits from French doors opening to the garden and a well-appointed ensuite shower room. From the main entrance hall, two further double bedrooms are offered, both with built-in wardrobes, while the third bedroom enjoys direct garden access via a sliding door. A stylish family bathroom serves these rooms, completing the accommodation.

## GARDEN

The south-facing rear garden has been fully landscaped to create an inviting and usable outdoor space. A generous patio adjoins the property and benefits from contemporary outdoor lighting, ideal for evening entertaining. Well-established trees and shrubbery line the borders, providing privacy and seasonal interest, while a secondary patio offers an additional seating area. The garage includes a rear extension, presenting potential for further flexible accommodation, subject to any necessary consents.

## SITUATION

Leigh is a vibrant village with a strong community spirit, offering amenities such as a village hall, church, local shop/part-time post office, and regular "pop-up pub" nights. The village is located about 7 miles south of the historic abbey town of Sherborne, which offers a variety of independent shops, supermarkets, restaurants, and cafes. Nearby towns include Yeovil (5.5 miles) and Dorchester (18 miles). Sherborne offers excellent schools, including The Gryphon School and several private institutions. The village is well-connected by train, with services to London from Sherborne and Castle Cary, and is within reach of Bournemouth, Bristol, and Exeter Airports.

## MATERIAL INFORMATION

Mains electricity, water and drainage.  
Air Source Heat Pump.

The property is subject to the Green Home Grant relating to the installation of the air source heat pump in 2022. Further details are available on request.

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

## DIRECTIONS

What3words - [///truck.agreeable.quiz](#)





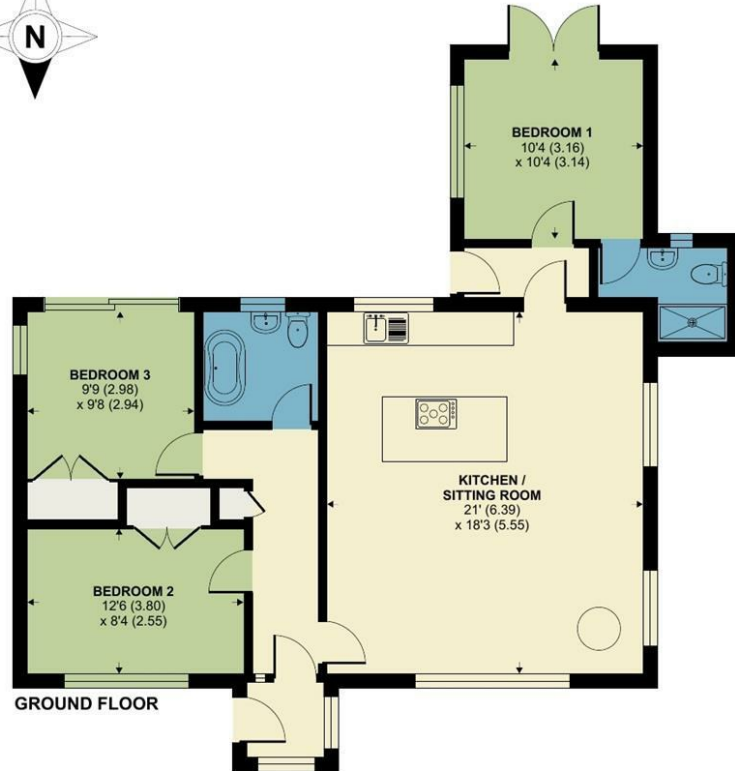
## St. Andrews Close, Leigh, Sherborne

Approximate Area = 937 sq ft / 87 sq m

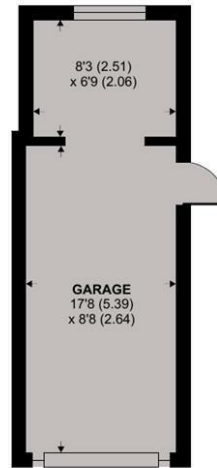
Garage = 213 sq ft / 19.7 sq m

Total = 1150 sq ft / 106.7 sq m

For identification only - Not to scale



GROUND FLOOR



GARAGE

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: 1301711



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Sherb/KS/4300



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