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Whistle Water, Longburton, Sherborne

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Whistle Water
Longburton
Sherborne
DT9 5FG

An elegant four-bedroom detached residence, enviably positioned within an exclusive and highly sought-after development, backing onto the neighbouring Blackmore Vale countryside. Built in 2007, the property offers generous living space, landscaped gardens, and refined finishes throughout, blending comfort with distinction.



- Four bedroom detached property
 - Two reception rooms
- Well presented and spacious accommodation throughout
 - Ensuite to master bedroom
 - Landscaped garden
 - Double garage/studio
 - Sought after village location

Offers In Excess Of **£500,000**
Freehold

Sherborne Sales
01935 814488
sherborne@symondsandsampson.co.uk



THE DWELLING

This quintessential detached property, built in 2007, combines the charm of traditional cottage architecture with the benefits of modern design. Featuring attractive stone elevations beneath a tiled roof, the home is beautifully proportioned throughout and includes classic details such as sash windows that enhance its character and appeal.

ACCOMMODATION

The ground floor is arranged around a central entrance hall, which provides access to the main reception rooms and a convenient cloakroom. The well-appointed kitchen is designed to meet all culinary needs, featuring an excellent range of cabinetry with solid wood work surfaces and a selection of integrated appliances. There is generous space for a dining table, while French doors open directly onto the rear garden.

Adjacent to the kitchen, the utility room provides additional storage and space for white goods, along with housing the boiler and offering side access to the garden.

To the rear of the property, the inviting living room centres around a log-burning stove set within a feature hearth and also benefits from French doors that open onto the garden. At the front of the home, a versatile snug offers ample room for use as a formal dining area, study, or hobby room.

The first floor is arranged around a spacious landing, providing access to four generously proportioned double bedrooms. The

master bedroom benefits from built-in wardrobes and a stylish en suite shower room, while the second bedroom also includes fitted storage. The remaining two bedrooms are well-served by the contemporary family bathroom, also located on this level. Additionally, the landing houses the airing cupboard.

GARDEN

To the rear, the garden has been thoughtfully landscaped for low maintenance, featuring terraced levels laid to gravel and interspersed with raised flower beds that add colour and character to the space. This inviting outdoor area provides a warm and welcoming atmosphere, perfect for relaxing or entertaining. A side gate leads to the front garden, which is enclosed by established hedging and predominantly laid to lawn, complemented by mature trees, shrubs, and a selection of raised kitchen vegetable beds.

Access to the garage is available via a rear gate or directly through an internal door from the garden. Internally, the garage has been divided to create a versatile space suitable for a variety of uses. It is equipped with light, power and rafter storage.

SITUATION

Situated on the outskirts of the sought after village of Longburton, this property enjoys a prime position backing onto the Blackmore Vale countryside. The village offers a strong community spirit with a pub, village hall, and parish church.

Just four miles south of Sherborne, Longburton benefits from easy access to the town's excellent amenities, including independent

shops, supermarkets and well-regarded private schools. Sherborne also offers a direct train service to London Waterloo (2.5 hours), with a faster route to Paddington from Castle Cary (90 minutes). Yeovil (8 miles) and Dorchester (15 miles) provide further amenities, and Bournemouth, Bristol, and Exeter Airports are all within reach.

MATERIAL INFORMATION

Mains electric, water and drainage connected to the property. Oil-fired central heating. Broadband - Superfast broadband is available.

Mobile phone network coverage is likely outside with limited access inside.

(Information from Ofcom <https://www.ofcom.org.uk>)

Dorset Council

Council Tax Band: F

DIRECTIONS

What3words - [///softly.lawyer.diary](https://www.what3words.com/softly.lawyer.diary)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	72
(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	

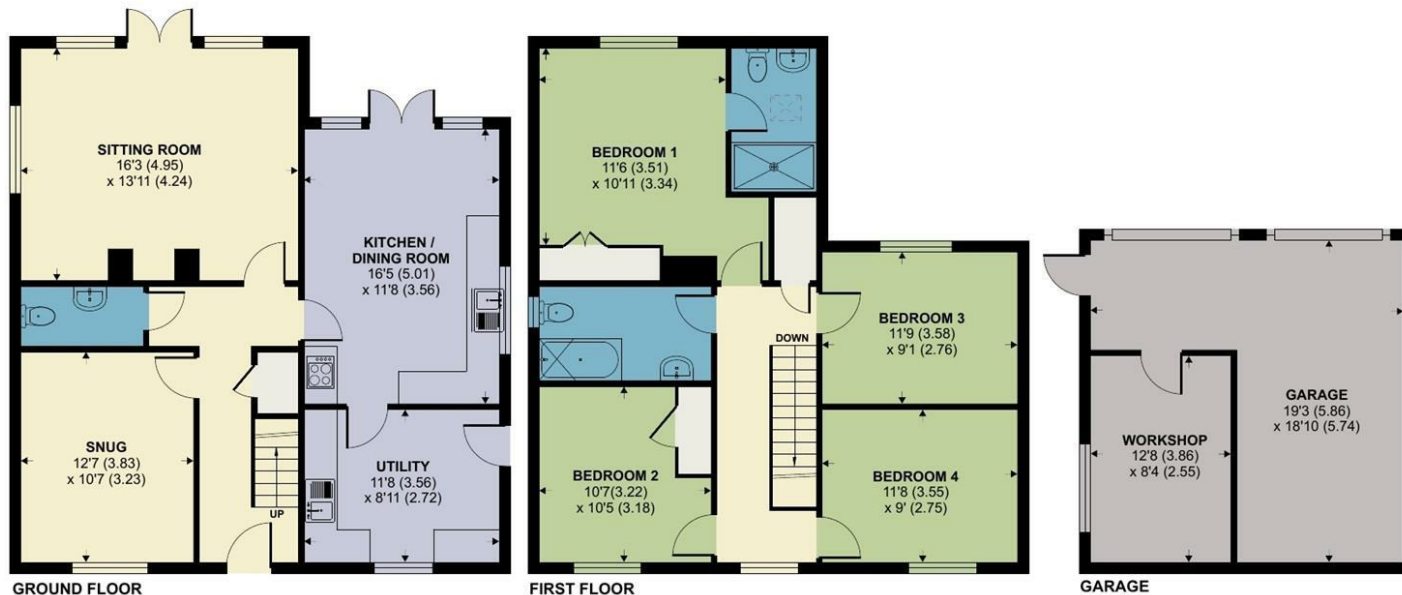
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Approximate Area = 1551 sq ft / 144 sq m

Garage = 360 sq ft / 33.4 sq m

Total = 1911 sq ft / 177.4 sq m

For identification only - Not to scale



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: 1288792



Sherb/JM/4300



01935 814488

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



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