

Symonds
& Sampson



Flat 26

Cedar Park, Granville Way, Sherborne

Flat 26

Cedar Park, Granville Way
Sherborne
DT9 4FT

A well-presented, modern ground floor apartment featuring two double bedrooms, its own private entrance, and outdoor space, just a short walk from Sherborne town centre.



- Modern ground floor apartment with private front door access.
 - Two Double bedrooms.
 - Outdoor patio space.
- High specification finish with fully integrated kitchen.
 - Secure gated development
 - Allocated parking space
- Walking distance to Sherborne town centre.

Guide Price **£220,000**

Leasehold

Sherborne Sales
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THE DWELLING

Constructed in 2020 within a high-quality modern apartment block and forming part of a secure, gated development, this stunning ground floor apartment offers stylish and contemporary open-plan living on the outskirts of Sherborne.

ACCOMMODATION

The property is accessed via its own private front door, which opens into a spacious and practical entrance hall, ideal for coats, shoes, and additional storage.

From here, you are welcomed into a bright and beautifully designed L-shaped, open-plan kitchen, dining, and living space. This sociable area is perfect for modern living and entertaining, with French doors that open directly onto the patio, flooding the room with natural light and creating a seamless flow between indoor and outdoor living. The contemporary kitchen is thoughtfully fitted with a sleek range of soft-close wall, base, and drawer units in a fashionable cashmere finish, complemented by attractive wood-effect work surfaces. The kitchen also boasts a full suite of high-quality integrated appliances, including fridge and freezer and Bosch induction hob, electric oven, and dishwasher—ideal for those who appreciate both functionality and style.

The hallway leads to two generously sized double bedrooms, both well-proportioned and offering ample space

for bedroom furniture. The principal bedroom features an impressive floor-to-ceiling window, allowing for an abundance of light and a feeling of openness.

The modern bathroom is finished to a high standard with contemporary fittings. An airing cupboard provides additional storage space and is plumbed for a washing machine, adding further convenience to the home.

OUTSIDE

Externally, the property enjoys a private patio area, thoughtfully enclosed by attractive low-level trellis fencing, benefitting from a desirable south-westerly aspect, this outdoor space is perfectly positioned to capture the afternoon and evening sun—ideal for relaxing with a book, hosting friends, or enjoying alfresco dining on warm summer evenings.

Further enhancing the appeal, the property includes one allocated parking space.

SITUATION

Located in a sought-after development on the outskirts of historic Abbey town of Sherborne, this property offers easy access to local amenities, schools, and transport links.

Sherborne's shopping street features independent shops, restaurants, cafés, and major supermarkets. Nearby towns

include Yeovil (5.5 miles) and Dorchester (18 miles).

The town offers excellent schools, including two primary schools feeding into The Gryphon School, with private options such as the Sherborne schools, Leweston, Hazlegrove, and Bruton schools. Sherborne provides a mainline service to Waterloo (2.5 hours), while Castle Cary (12 miles) offers a faster route to Paddington (90 minutes). Bournemouth, Bristol, and Exeter airports are easily accessible.

MATERIAL INFORMATION

Mains electric, water and drainage.

Service Charge - Charged every 6 months. Charge for 01 Jul 25 to 31 Dec 25 = £637.78

Ground Rent - £92.50 every six months. £185pa

Length of Lease - 119 years

Dorset Council

Council Tax Band: B

Broadband - Ultrafast broadband is available.

There is mobile coverage in the area, please refer to Ofcom's website for more details.
(Information from Ofcom <https://www.ofcom.org.uk>)

DIRECTIONS

What3words ///prune.oatmeal.alongside

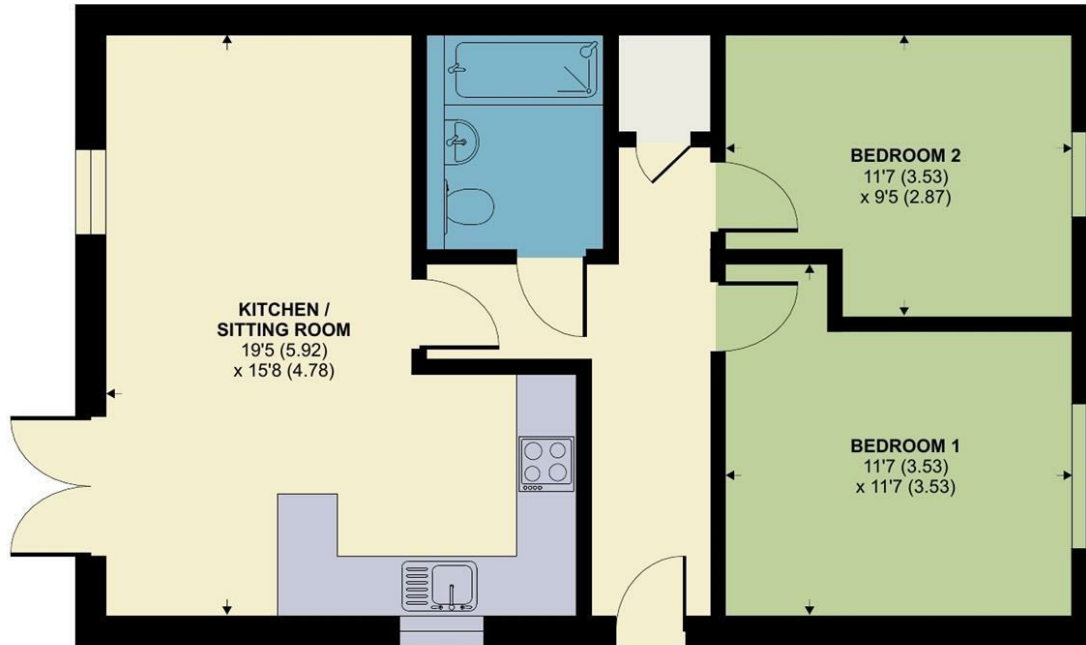


Cedar Park, Granville Way, Sherborne,

Approximate Area = 624 sq ft / 58 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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



GROUND 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: 1321609



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