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Lower Acreman Street, Sherborne

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Sherborne
DT9 3EX

Situated within close proximity to Sherborne's amenities, this Grade II Listed property offers spacious accommodation across two floors, showcasing period features throughout. The low-maintenance rear garden includes a versatile stone outbuilding, ideal for a variety of uses.



- Grade II Listed property
- Period feature throughout
- Well proportioned accommodation with two double bedrooms
 - Ensuite to the master bedrooms
 - Close proximity to amenities
 - Low maintenance courtyard garden
- Versatile stone outbuilding in the garden

Offers In Excess Of £340,000

Freehold

Sherborne Sales
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THE DWELLING

With stone elevations beneath a tiled roof, this two-bedroom property is situated in the heart of Sherborne. Showcasing period features typical of its era, the property offers well proportioned accommodation and benefits from an ensuite and a private rear garden.

ACCOMMODATION

Entered via a shared passageway, the property opens into a characterful living room featuring an exposed brick wall, a generous inglenook fireplace with a bressummer beam, and a second fireplace housing a log burner. A large window floods the room with natural light, complemented by a charming window seat.

To the rear, the well-appointed kitchen caters to all culinary needs, with ample cabinetry, integrated appliances, and space for a dishwasher. Beyond the kitchen, the dining room enjoys dual aspect windows and a window seat, with an exposed brick hearth and log burner forming the room's central focal point. A door provides direct access to the private rear garden.

Upstairs, the first floor offers two well-proportioned bedrooms. The principal bedroom is positioned to the front of the property and benefits from built-in storage and an en suite shower room. The second bedroom, located at the rear, features dual aspect windows and a fireplace that adds character and charm. A stylish family bathroom with Fired Earth tiled flooring completes the accommodation.

GARDEN

To the rear, accessed via the side passage or directly from the dining room, the courtyard garden offers a private and well-established outdoor space. Arranged over two patio terraces, the garden features mature trees and thoughtfully planted borders that provide both structure and seasonal interest.

At the far end of the garden sits a refurbished stone-built outbuilding, upgraded by the current vendor to include an insulated roof and electricity. Currently used for housing white goods, this versatile space offers potential for conversion into a home office, hobby room, or additional accommodation, subject to the necessary permissions.

MATERIAL INFORMATION

Mains water, drainage gas and electricity.
Gas central heating. New Worcester Bosh boiler recently installed.

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

Situated within a conservation area.

The property holds a Grade II Listed status.

The property shares access with the neighbouring property and also grants the neighbour a right of access over the garden to allow for side access.

Property photos were taken in 2021.

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.

DIRECTIONS

What3words - ///sleepless.punchy.paddocks



Lower Acreman Street, Sherborne

Approximate Area = 1089 sq ft / 101.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Symonds & Sampson. REF: 769922



Sherb/KS/0725



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