



Symonds
& Sampson

15

Old Tannery Way, Milborne Port, Sherborne, Dorset

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Old Tannery Way
Milborne Port
Sherborne
Dorset
DT9 5GA

Offering flexible and well-presented accommodation, this four-bedroom townhouse is arranged over three floors. The property benefits from an ensuite to the master bedroom, off-street parking, a garage, and a generous rear garden.



- End of terrace four bedroom townhouse
- Thoughtfully designed accommodation with open plan living
 - Ensuite to the master bedroom
 - Low maintenance rear garden
 - Garage and off street parking
- Sought after location with close proximity to amenities

Guide Price **£280,000**

Freehold

Sherborne Sales
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THE DWELLING

Constructed in 2010 with attractive stone and rendered elevations beneath a slate roof, this four-bedroom townhouse offers flexible accommodation arranged over three thoughtfully designed floors. The property features open-plan living space, a generous rear garden, and a principal bedroom with ensuite facilities.

ACCOMMODATION

Entered through an enclosed porch with built-in storage, the ground floor opens into a welcoming entrance hall that provides access to a cloakroom and the integral garage. To the rear, a spacious family room features French doors opening onto the garden and generous built in storage. This versatile space is currently being utilised as a fourth bedroom.

Stairs rise to the first floor, where the main living areas are located. A central landing provides access to a generously proportioned living room at the front of the property, while to the rear, the open-plan kitchen/dining room caters to modern living. The kitchen is fitted with ample wooden cabinetry, integrated appliances, and space for additional white goods. There is plenty of room for dining furniture, and French doors open to a Juliet balcony, bringing in natural light and a sense of openness.

The second floor hosts three further bedrooms and the family bathroom. The principal bedroom, situated at the front, benefits from a walk-in wardrobe and a stylish ensuite shower room. Two additional bedrooms are positioned at the rear and are served by a well-appointed family bathroom.

GARDEN

Enclosed by brick walling and fencing, the rear garden features low-maintenance artificial lawn and a paved patio area adjoining the property. A pathway leads to the rear, where a gate provides convenient rear access. A wooden outbuilding is also positioned within the garden, offering useful additional storage.

MATERIAL INFORMATION

Mains electric, gas, water and drainage.
Gas central heating.

Broadband - Superfast broadband is available.
Mobile phone network coverage is available at the property, for further information please refer to Ofcom <https://www.ofcom.org.uk>
Somerset Council
Council Tax Band: D

The annual service charge for the property is £430.68 to

Trinity Estates, this covers for the maintenance and upkeep on the communal spaces.

SITUATION

Situated within close proximity to local amenities including Milborne Port Butchers, an award-winning fish and chip shop, a weekly produce market, a Co-op store, doctors' surgery, pharmacy and hairdresser. The Clockspire, a fine dining restaurant, is also nearby.

Milborne Port is a short drive from the historic town of Sherborne, offering a range of shops, businesses, and a Waitrose supermarket. Yeovil (5.5 miles) and Dorchester (18 miles) are also within reach. Sherborne has a regular mainline service to Waterloo, and Castle Cary offers fast trains to Paddington.

The village is served by a highly regarded primary school, with Sherborne offering additional options. Secondary education is provided by The Gryphon School, while private schools nearby include the Sherborne schools, Leweston, Hazlegrove, and the Bruton schools.

DIRECTIONS

What3words - [///random.massaging.gently](https://www.what3words.com/what3words-random)





Old Tannery Way, Milborne Port, Sherborne

Approximate Area = 1172 sq ft / 108.8 sq m

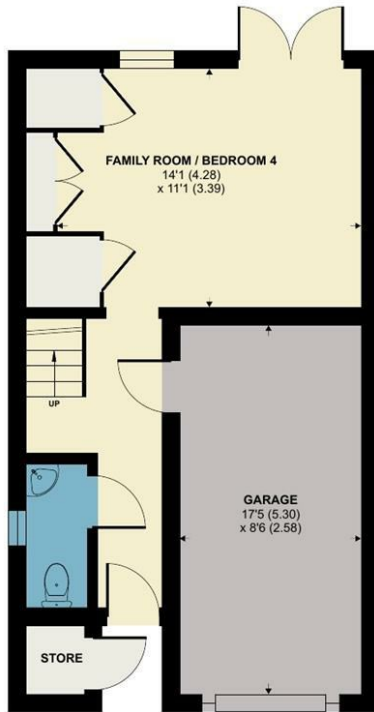
Garage = 146 sq ft / 13.5 sq m

Outbuilding = 9 sq ft / 0.8 sq m

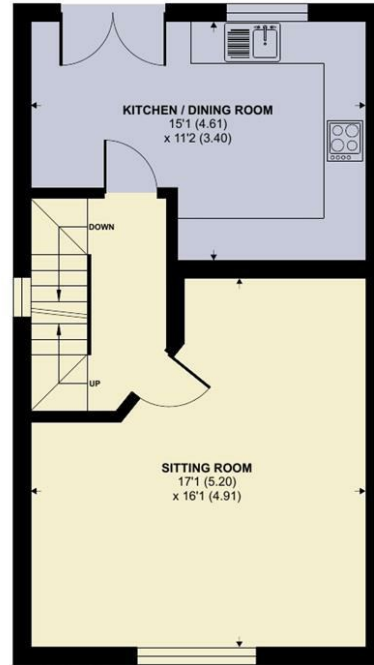
Total = 1327 sq ft / 123.1 sq m

For identification only - Not to scale

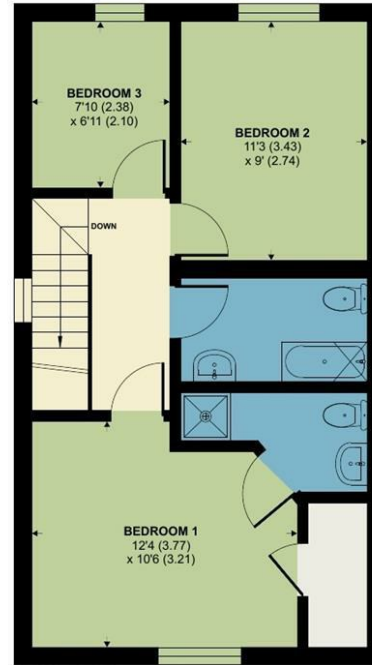
Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
100-91 A	75	79
90-81 B		
80-69 C		
55-49 D		
44-40 E		
39-34 F		
29-24 G		
1-23 Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR



FIRST FLOOR



SECOND 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: 1330094



Sherb/KS/4300



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