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Newtown, Milborne Port, Sherborne

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Newtown
Milborne Port
Sherborne
DT9 5BH

A charming Grade II listed thatched cottage, thoughtfully restored to combine original character with modern comfort. Offering spacious living areas, two double bedroom with off street parking. Located within a sought after village with close proximity to amenities.



- Grade II Listed two bedroom cottage
- Thoughtfully renovated by the current vendors
 - Period features throughout
 - Enclosed rear garden
 - Off street parking
 - No onward chain

Offers In Excess Of **£270,000**
Freehold

Sherborne Sales
01935 814488
sherborne@symondsandsampson.co.uk



THE DWELLING

This charming double-fronted Grade II listed cottage is built from attractive stone beneath a traditional thatched roof. Thoughtfully refurbished by the present owners, the property has been carefully maintained with attention to authenticity, using traditional methods and materials such as lime-based mortar and plaster to protect and enhance the original structure. Recent improvements include a newly rethatched front section and the installation of wooden-framed windows, completed last year. The cottage is brimming with character, showcasing a wealth of period details including exposed beams, stone walls, flagstone flooring, deep-set windows, and feature fireplaces.

ACCOMMODATION

The principal living area offers an unexpected sense of space and flexibility, enjoying natural light from both front and rear aspects. Its character is immediately apparent, with traditional flagstone flooring underfoot and a bespoke wooden staircase, exquisitely crafted with fine carving, forming a real focal point. The sitting room exudes warmth and intimacy, centred around an impressive feature fireplace and complemented by exposed stone detailing.

The kitchen combines practicality with charm, fitted with painted cupboards and drawers, complemented by matching wall panelling and shelving. At its heart sits a traditional Belfast sink alongside a quality Stoves gas hob and oven, with space provided for the necessary white goods. From here, the sunroom enjoys uninterrupted views of the garden, with full-height windows and a glazed door leading outside, creating a light-filled spot which also

serves as a useful storage area.

Upstairs, two generous double bedrooms await, each rich in character and proportions. The bathroom has been beautifully designed with a balance of old and new, featuring exposed stonework, stripped floorboards, a raised clawfoot bath, and a large walk-in shower with a striking black grid screen and rainfall head.

GARDEN

To the front of the cottage there is the benefit of an off-street parking space. The rear garden is particularly charming, fully enclosed and offering a peaceful setting in which to relax. A seating area finished with stone chippings creates the perfect spot for outdoor dining, while the remainder of the garden is laid to lawn and framed by established planting, including fruit trees. A timber garden shed, complete with power and lighting, provides excellent storage.

SITUATION

Located with the heart of Milborne Port. Local amenities include 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.

MATERIAL INFORMATION

Mains electric, gas, drainage and water.

Gas Central Heating.

Broadband - Ultrafast broadband is available.

Mobile phone coverage is limited inside but is likely outside on most major networks.

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

Somerset Council

Council Tax Band: C

This property lies within a conservation area.

The property provides hold a Grade II Listed status.

DIRECTIONS

What3words - [///strict.phones.campus](https://www.what3words.com/)



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Approximate Area = 964 sq ft / 89.5 sq m

Outbuilding = 76 sq ft / 7 sq m

Total = 1040 sq ft / 96.5 sq m

For identification only - Not to scale



Sherb/KS/4300



01935 814488

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



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