

Symonds
& Sampson



8

School Drive, Sherborne, Dorset

8

School Drive
Sherborne
Dorset
DT9 3SB

This four bedroom townhouse provides well presented accommodation throughout, offering a sought after location with a short distance to Sherborne amenities.



- Four bedroom semi-detached townhouse
- Modern fitted kitchen with a range of integral appliances
 - Enclosed rear garden
 - Garage
- Situated in a sought after development with close proximity to amenities
 - No onward chain

Guide Price **£550,000**

Freehold

Sherborne Sales
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THE DWELLING

Constructed in 2003 by the reputable developers C G Fry, this four-bedroom townhouse is positioned on the edge of a highly sought-after development, enjoying views across the neighbouring green. Situated within close proximity to Sherborne's wide range of amenities, the property offers well-presented accommodation throughout and represents an excellent opportunity to acquire a home in this desirable location.

ACCOMMODATION

Upon entry, the generous hallway sets the tone for the property, complete with an under-stair cupboard and cloakroom. From here, the dining room and kitchen are accessed, with internal connectivity between the two. The dining room, positioned to the front, features glazed doors opening into the kitchen at the rear. The kitchen itself is fitted with sleek, modern cabinetry, integrated appliances, and ample space for additional dining furniture. Beyond, a utility room provides further cabinetry, a sink, housing for the boiler, and a door leading directly to the rear garden.

The first floor is home to an impressive living room, centred around a feature fireplace and enjoying dual-aspect windows that flood the space with natural light. Also on this floor is a versatile room, currently utilised as a study, which could equally serve as a fourth bedroom or additional reception space. A family bathroom completes this level.

The second floor offers three further bedrooms, including the master, which benefits from fitted wardrobes and access to a Jack

and Jill shower room with a walk-in double shower. The second bedroom also includes fitted storage, while the third bedroom is well-proportioned and overlooks the rear aspect.

GARDEN

Externally, the rear garden is designed for ease of maintenance, laid predominantly to patio and gravel, framed by mature box hedging and pathways leading to the garage. The garage, accessed from the rear, is equipped with an electric door, light, power, and useful rafter storage. Further off street parking is available to the front of the garage behind gates

MATERIAL INFORMATION

Mains electric, gas, drainage and water.

Broadband - Ultrafast broadband is available.

Mobile phone connection is available at the property for further information please see - <https://www.ofcom.org.uk>

Dorset Council

Council Tax Band: E

- Contribute a fair proportion towards the upkeep and maintenance of the driveway coloured blue on the plan to the 2003 Transfer Deed.

- Cannot alter the property without the consent of the planning authority and the consent of the original vendor CG Fry. This consent is required in addition to any planning permission or building regulation approval that may also be required.

- Not to use the property for any purposes other than a private

dwelling house.

- Not to park any caravan, trailer or boat of any kind on the property
- A right of way is granted with or without vehicles over and along the driveway

SITUATION

Situated on a sought-after location in the historic Abbey town of Sherborne, this property offers easy access to local amenities, schools, and transport links. Sherborne's main shopping street features independent shops, restaurants, and supermarkets, with Yeovil (5.5 miles) and Dorchester (18 miles) also within reach. The area boasts excellent schools, including The Gryphon for secondary education and several renowned private schools. Sherborne provides a regular mainline service to London Waterloo, while Castle Cary (12 miles) offers a faster route to Paddington. Airports at Bournemouth, Bristol, and Exeter are also easily accessible.

DIRECTIONS

What3words - ///cringes.blackouts.closes



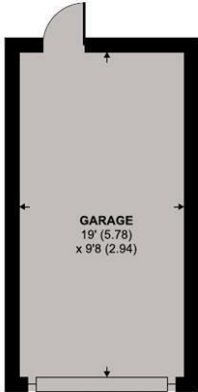
School Drive, Sherborne

Approximate Area = 1587 sq ft / 147.4 sq m

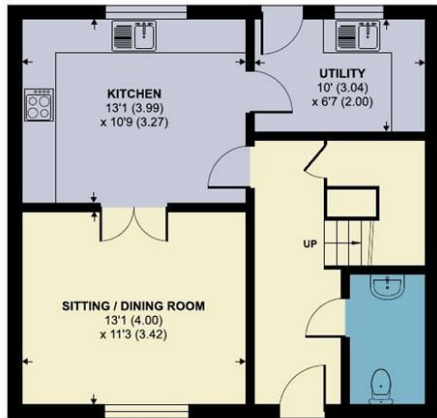
Garage = 183 sq ft / 17 sq m

Total = 1770 sq ft / 164.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			84
(81-91) B			
(69-80) C		74	
(55-68) D			
(43-54) E			
(31-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR

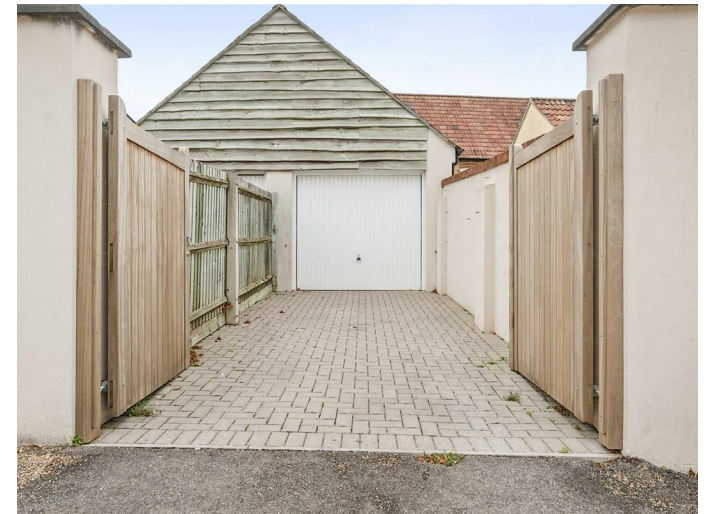


FIRST FLOOR



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: 1355352



Sherb/JM/0925



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