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The Sheeplands, Sherborne

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The Sheeplands
Sherborne
DT9 4BS

A detached four-bedroom bungalow set within a sought-after residential area, this property is in need of modernisation throughout but offers excellent potential. Further benefits include a south-facing garden and views.



- Detached four bedroom bungalow
- In need of modernisation throughout
 - South facing garden
 - Driveway and garage
 - No onward chain

Guide Price **£450,000**

Freehold

Sherborne Sales
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THE DWELLING

This detached bungalow provides 1,241 sq ft of flexible accommodation within a sought-after development on the outskirts of Sherborne. In need of modernisation throughout, the four-bedroom property presents excellent scope for improvement and sits on a desirable plot, further enhanced by a south-facing garden, driveway, and garage.

ACCOMMODATION

The entrance hall provides access to both the living areas and bedrooms. Positioned to the rear of the property, the main reception rooms include a spacious living room featuring a central bay window overlooking the garden and a focal gas fireplace. The kitchen, also located to the rear, offers ample cabinetry along with generous space for dining furniture. A large utility room adjoins the kitchen, providing additional storage and access to the cloakroom, the integral garage, and a further door to the garden.

Two of the bedrooms are situated towards the rear of the hallway and benefit from built-in wardrobes, while a third bedroom provides direct access to the garden. The remaining bedroom is positioned to the front of the property. The bedrooms are all served by the shower room.

GARDEN

To the rear, the garden is predominantly laid to patio with

well-stocked beds and mature shrubbery. Enjoying a desirable south-facing aspect, it is enclosed by fencing and benefits from side access to the front of the property. At the front, the driveway leads to a single garage and is complemented by an additional patio area with mature planting.

MATERIAL INFORMATION

Mains electric, gas, water and drainage connected to the property.

Gas central heating and night storage heaters.

Broadband - Superfast broadband is available.

There is mobile coverage available in the area, please refer to Ofcom's website for more details.

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

Dorset Council

Council Tax Band: E

SITUATION

Located a short distance from Sherborne's town centre, which offers a wide range of shops, local businesses and facilities including a Waitrose supermarket. Other towns within driving distance include the regional centre of Yeovil (5.5 miles) and the county town of Dorchester (18 miles).

Sherborne also has an excellent range of schools with two primary schools within the town, both feeding to The

Gryphon School for secondary education. Private schools in the area include the Sherborne schools, Leweston, Hazlegrove and the Bruton schools. Sherborne has a regular mainline service to Waterloo taking about 2.5 hours and there is a fast train service from Castle Cary (12 miles) to Paddington, which takes about 90 minutes. Bournemouth, Bristol and Exeter Airports are all easily accessible.

DIRECTIONS

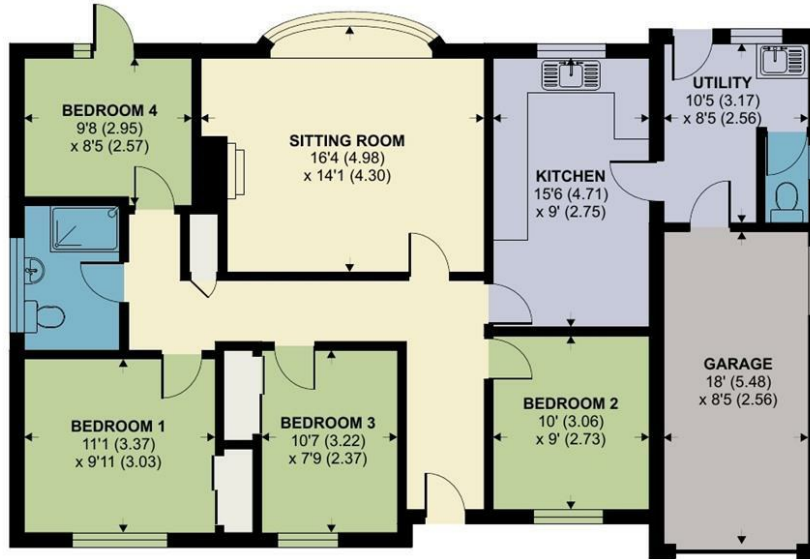
What3words - ///pleasing.pocketed.roaring



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Approximate Area = 1241 sq ft / 115.3 sq m (includes garage)

For identification only - Not to scale



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: 1353699



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	59	70
	EU Directive 2002/91/EC	



Sherb/KS/0925



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