

The logo for Symonds & Sampson, featuring the company name in white serif font on a dark green rectangular background with a thin yellow horizontal line at the bottom.

Symonds
& Sampson

A black rectangular sign with white text that reads "Symonds & Sampson" and "FOR SALE" in yellow.

Symonds
& Sampson
FOR SALE

A small white rectangular sign with the word "GLOVERS" in black capital letters, mounted on a stone wall.

GLOVERS

The address "1 Glovers" in a large, white serif font, overlaid on a dark green background at the bottom of the image.

1 Glovers

The address "Bristol Road, Sherborne, Dorset" in a smaller, white serif font, overlaid on a dark green background at the bottom of the image.

Bristol Road, Sherborne, Dorset

1 Glovers

Bristol Road
Sherborne
Dorset DT9 4EH

A well presented, three bedroom property with a garage and a garden offering a southerly aspect. The property offers close proximity to Sherborne's amenities.



- Three bedroom end of terrace property
- Well presented accommodation throughout
 - Southerly positioned garden
 - Garage
- Close to Sherborne's amenities
 - No onward chain

Guide Price **£300,000**

Freehold

Sherborne Sales
01935 814488
sherborne@symondsandsampson.co.uk



THE DWELLING

Built in 2004 with attractive stone elevations under a tiled roof, this well-presented three bedroom end of terrace detached home offers spacious accommodation arranged over two floors, set within a highly sought-after location.

ACCOMODATION

Upon entering the property, you are welcomed into a spacious entrance hall, featuring an understairs storage cupboard, a radiator, and a side-facing window providing natural light. A convenient downstairs cloakroom is located off the hall.

To the left of the entrance hall is the bright and airy sitting room, boasting two front-facing windows that allow for an abundance of natural light. A gas fire with an attractive surround creates a warm and inviting focal point.

The generously sized kitchen, catering to all culinary needs, offers ample space for dining furniture and is fitted with a comprehensive cabinetry including integrated appliances. Rear-facing windows provide pleasant garden views, and a door gives direct access to the rear garden.

Leading off the kitchen is the utility room, equipped with additional base units, a sink with mixer tap and drainer. The gas boiler is housed within the utility room, along with plumbing and space for white goods.

Stairs from the entrance hall rise to a light-filled first floor landing,

which features a rear-facing window and access to the loft hatch.

There are three well-proportioned bedrooms, all of which benefit from windows and radiators. Bedrooms two and three further benefit from built-in wardrobes.

The family bathroom is fitted with a WC, wash hand basin, and a panelled bath with shower over. Additional features include a heated towel rail and an obscured rear-facing window.

GARDEN

To the rear of the property is a lawned garden, partially enclosed by a charming stone wall. The garden extends around the side of the property, providing access to the front. The garage is fitted with power and lighting, and features an up-and-over door.

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 such as Waitrose and Sainsbury's. Nearby towns include Yeovil (5.5 miles) and Dorchester (18 miles).

Sherborne provides excellent educational options, including two primary schools, The Gryphon School for secondary education, and highly regarded private schools such as the Sherborne schools, Leweston, and Hazlegrove. The town benefits from a regular train service to London Waterloo (approximately 2.5 hours), while a

faster service to London Paddington (around 90 minutes) is available from Castle Cary station (12 miles). Bournemouth, Bristol, and Exeter Airports are also within easy reach.

Of particular note within close proximity to Quarr Local Nature Reserve directly opposite.

MATERIAL INFORMATION

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

Gas central heating.

Broadband - Ultrafast broadband is available.

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

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

Dorset Council

Council Tax Band: D

Maintenance of the shared driveway is the responsibility of all properties that benefit from its use, with costs to be equally shared among them.

DIRECTIONS

What3words - ///glassware.perfumed.spenders



Glovers, Bristol Road, Sherborne

Approximate Area = 1037 sq ft / 96.3 sq m

Garage = 167 sq ft / 15.5 sq m

Total = 1204 sq ft / 111.8 sq m

For identification only - Not to scale

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		86
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR



FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlcheom 2023. Produced for Symonds & Sampson. REF: 978434



Sherb/JM/1025



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www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

01935 814488

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



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