



Symonds
& Sampson

Coombe Cottage

Coombe, Sherborne, Dorset

Coombe Cottage

Coombe
Sherborne
Dorset
DT9 4BX

A charming period property, formerly two cottages within the Sherborne Castle Estate, thoughtfully renovated and extended by successive owners. Set on the outskirts of Sherborne, on the edge of open countryside, Coombe Cottage enjoys an ideal balance between rural tranquillity and town convenience. The property offers four well proportioned bedrooms, three bathrooms, and versatile reception rooms. Featuring stone and thatched elevations, wrap-around gardens and outbuildings with potential for annexe or home-office use (subject to necessary consents), the property perfectly combines idyllic rural seclusion with excellent access to Sherborne and its amenities.



- Detached four bedroom period property
- Retains character features throughout
 - Benefits from an unlisted status
 - Three reception rooms
 - Two ensuite bathrooms
- Large plot with wrap around garden, enclosed by boundary wall
 - Productive vegetable garden with fruit trees
- Substantial outbuilding offering potential for conversion subject to the necessary requirements
- Close proximity to Sherborne's amenities

Guide Price **£825,000**

Freehold

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THE DWELLING

Set in an idyllic location surrounded by rolling Dorset countryside, the property enjoys a peaceful rural setting within close proximity to the historic Abbey town of Sherborne. This charming period property offers well-proportioned accommodation throughout, showcasing a wealth of character and original features. Built with attractive stone elevations beneath a thatched roof, this residence sits beautifully within its grounds and benefits from far-reaching views. The accommodation includes four well-proportioned bedrooms and three bathrooms, perfectly blending traditional charm with modern comfort. A rare opportunity to acquire a characterful Dorset home offering rural serenity within easy reach of one of the county's most sought-after market towns.

ACCOMMODATION

A spacious reception hall forms the impressive centrepiece of this residence, providing an immediate sense of scale and character. This welcoming space offers excellent versatility, with ample room for a study area or informal seating, and leads seamlessly to the principal ground floor reception rooms, including a well-appointed ground floor shower room.

The kitchen and dining area present a superb open-plan arrangement, designed for both everyday living and entertaining. The bespoke kitchen features an extensive range of cabinetry topped with solid wood work surfaces, together with a selection of integrated appliances. Adjoining the kitchen, a generous dining area opens directly into the oak-framed garden room, a beautiful addition flooded with natural light, with French doors leading out to the terrace and gardens beyond. The utility room, positioned adjacent to the kitchen, offers further fitted storage and space for white goods, houses the boiler, and provides an alternative secondary entrance.

The living room is a particularly elegant space, centred around a magnificent stone fireplace incorporating the original bread oven, now fitted with an electric fire. Enjoying a triple aspect, this delightful room captures views over the gardens and allows French doors to open onto the terrace.

The first floor accommodates a selection of beautifully proportioned bedrooms, each thoughtfully designed to take advantage of the property's charming outlooks. The principal bedroom, positioned at one end of the landing, is a particularly impressive triple-aspect room, enjoying far-reaching views. This space includes fitted wardrobes and a well-appointed ensuite shower room.

The second bedroom provides a generous double room with a built-in wardrobe and its own en suite bathroom. The third bedroom offers excellent versatility, with a walk-in wardrobe leading through to an adjoining room that could function as an additional bedroom, study, or nursery, depending on individual requirements. This space also benefits from access to a separate shower room located just outside.

The landing includes an airing cupboard, housing the water tank.





GARDEN

Occupying a substantial plot, the property is surrounded by delightful wraparound gardens that complement its charming rural setting. The property is approached via a gated, gravelled driveway, which provides ample parking and leads to an impressive two-storey garaging and store building.

To the front, thoughtfully landscaped flower beds frame the property with seasonal colour and interest, while pathways to either side give access to the rear gardens. The principal garden is predominantly laid to lawn, enclosed by mature trees, shrubs and planting that provide



both privacy and year-round structure. The patio terrace adjoins the property, offering the perfect spot for outdoor dining or relaxation whilst enjoying the tranquil surroundings.

OUTBUILDINGS

Constructed with natural stone and clad elevations beneath a tiled roof, the outbuilding provides enclosed garaging for up to three vehicles or ample storage space. The first floor is fully boarded and insulated throughout, offering excellent potential for conversion into an annexe, home office, or additional reception space, subject to the necessary consents. A further detached outbuilding

provides additional storage or the opportunity to create a workshop if desired.

SITUATION

Coombe Cottage is located in the tranquil hamlet of Coombe, surrounded by rolling Dorset countryside, yet within easy reach of the historic Abbey town of Sherborne, renowned for its charming streets, independent shops, cafés, and market. The area is well-served for education, with highly regarded schools including Sherborne School, Sherborne Girls, and The Gryphon School, along with several preparatory schools in the surrounding villages.



For commuters, Sherborne railway station provides a direct service to London Waterloo in approximately 2¼ hours, while the A303 is readily accessible, offering convenient road connections to London and the West Country. The property also benefits from proximity to regional centres such as Yeovil, Dorchester, and Wincanton, as well as the stunning Jurassic Coast. The surrounding countryside offers an abundance of scenic walking and riding opportunities, combining a peaceful rural lifestyle with excellent access to local amenities and transport links.

MATERIAL INFORMATION

Mains electric, water and drainage connected to the

property.
Oil-fired central heating

Broadband - Ultrafast broadband is available.
Mobile phone network coverage is available at the property, for further information please see <https://www.ofcom.org.uk>
Dorset Council
Council Tax Band: G

We are awaiting probate to be commissioned.

Flooding – the Government’s flood risk assessment at

<https://check-long-term-flood-risk.service.gov.uk/risk#> gives the flood risk of an area, not a specific property. The owners report there have been no issues for this property with flooding during their or previous ownerships.

DIRECTIONS
What3words - <https://www.what3words.com/> - [gossipping.com](https://www.gossipping.com/) removed



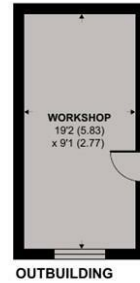
Coombe Cottage, Coombe, Sherborne

Approximate Area = 2334 sq ft / 216.8 sq m
Limited Use Area(s) = 84 sq ft / 7.8 sq m
Garages = 943 sq ft / 87.6 sq m
Outbuilding = 174 sq ft / 16.1 sq m
Total = 3535 sq ft / 328.3 sq m

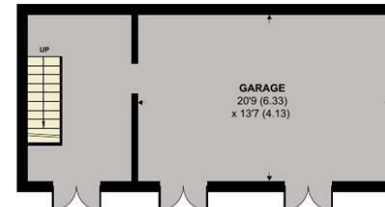
For identification only - Not to scale

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Denotes restricted
head height



GARAGE FIRST FLOOR



GARAGE GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1362256



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