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Sandhills Cottages, Holwell, Sherborne



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## Sandhills Cottages Holwell Sherborne DT9 5LE

Situated within the heart of the Blackmore Vale countryside, this semi detached residence offers flexible accommodation with scope for extending subject to the necessary permissions.



- An attractive semi detached dwelling
- Offering ample scope for extending subject to the necessary permissions
- Views over the Blackmore Vale countryside
  - Large garden
  - Garage and a large driveway
  - No onward chain

Guide Price **£420,000**

Freehold

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## THE DWELLING

This semi-detached property forms part of a small development set within the heart of the Blackmore Vale countryside. The property offers spacious and versatile accommodation throughout, complemented by its idyllic rural setting. In addition, the property provides excellent potential for extension, subject to the necessary consents, making it a rare opportunity in this sought-after location.

## ACCOMMODATION

The entrance hall provides a welcoming sense of space, with a cloakroom conveniently located off to one side. The living room, positioned at the front of the property, is generously proportioned, while to the rear lies the kitchen, fitted with ample cabinetry and space for appliances. From here, access is provided to the dining room, which in turn leads into the conservatory, a versatile space with doors opening onto the garden. Adjacent to the kitchen, a useful utility room offers additional cabinetry, appliance space, a sink, and external access.

On the first floor, there are two spacious double bedrooms, both served by the family bathroom. A further room on this level lends itself well to use as a study, hobby room, or nursery, and also provides stairs rising to the attic room.

The attic room itself is a particularly versatile space, benefitting from Velux windows, generous proportions, and eaves storage.

## GARDEN

To the front, the property is approached via a driveway providing

ample parking, bordered by mature trees and shrubbery. The garden wraps around the side to the rear, where a generous lawn is complemented by a patio area directly adjoining the house, ideal for outdoor entertaining. Beautifully established, the garden features a variety of mature trees, shrubs, and flower beds, together with summer house. A rear gate provides access to the single garage, with the property also owning the driveway that leads to the garaging at the rear.

## MATERIAL INFORMATION

Mains electric and water connected.

Oil central heating.

Shared water treatment plant drainage.

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: D

We are awaiting probate to be commissioned.

The property owns the driveway, which also provides access to the garaging for neighbouring properties. Further information regarding the management of this shared access is available from the agent.

The development is served by a shared water treatment plant, with costs divided between the residents who make use of the facility. Management of the system is overseen by one of the residents.

## SITUATION

The property is located in the desirable rural village of Holwell, surrounded by the unspoilt countryside of the Blackmore Vale. The village itself enjoys a peaceful setting with a strong sense of community, whilst the nearby village of Bishops Caundle provides a primary school, pub, and shop for everyday needs. A more comprehensive range of amenities can be found in the historic abbey town of Sherborne, just a short drive away, offering a wide selection of independent shops, restaurants, cafes, and cultural attractions.

The area is particularly well served by both state and private schools. Local options include Bishops Caundle Primary School, The Gryphon School in Sherborne, and Leweston School, along with the highly regarded Sherborne Schools for boys and girls, Hazlegrove Prep, and Millfield.

Excellent transport links are available, with mainline rail services from Sherborne and Yetminster providing direct trains to London Waterloo, while the A303 offers convenient road access to London and the South West.

## DIRECTIONS

What3words - [///global.reinvest.measuring](https://www.what3words.com/#!/global.reinvest.measuring)





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Approximate Area = 1305 sq ft / 121.2 sq m

Limited Use Area(s) = 56 sq ft / 5.2 sq m

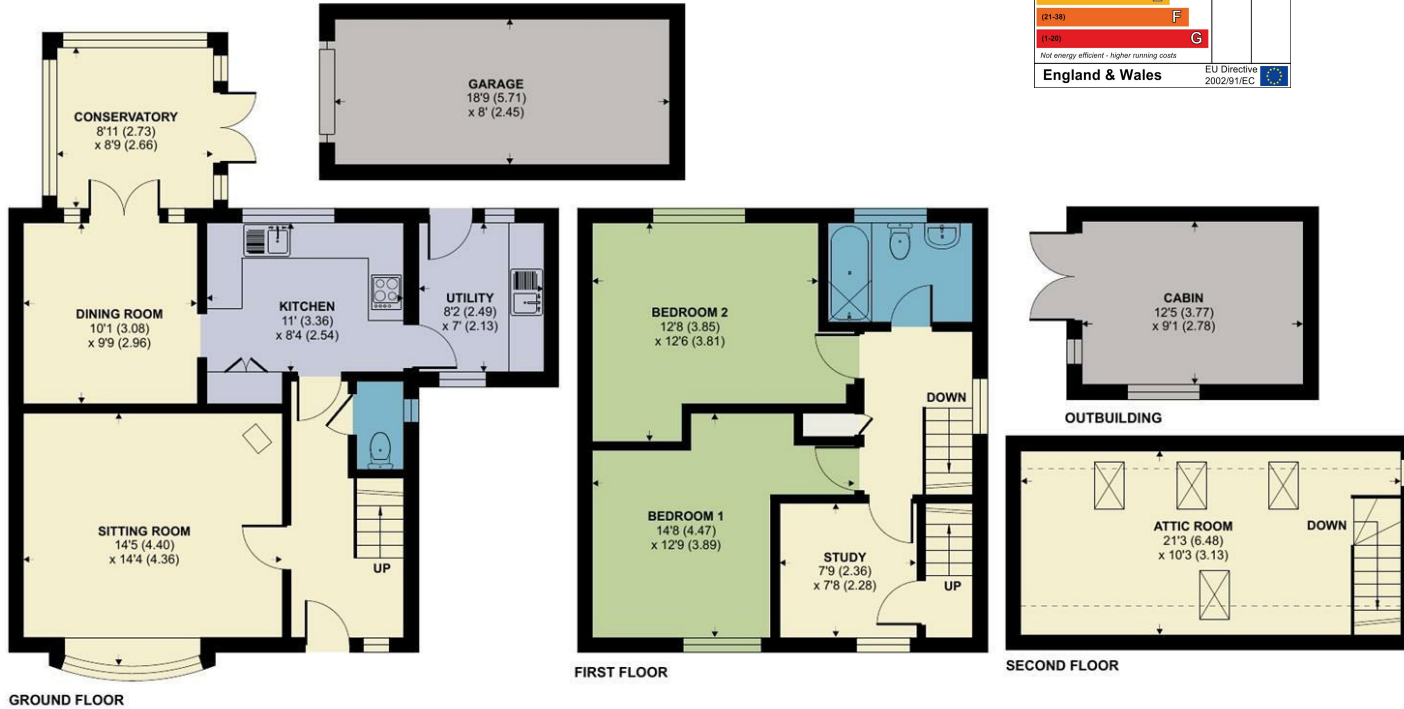
Garage = 152 sq ft / 14.1 sq m

Outbuilding = 113 sq ft / 10.4 sq m

Total = 1626 sq ft / 150.9 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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: 1354268



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