



Symonds
& Sampson

Highfield

Back Lane, Bradford Abbas, Sherborne

Highfield

Back Lane
Bradford Abbas
Sherborne
DT9 6SQ

Situated in a sought-after village, this three-bedroom detached property offers spacious and well-presented accommodation throughout. The property benefits from a double garage and enjoys delightful views overlooking the neighbouring countryside.

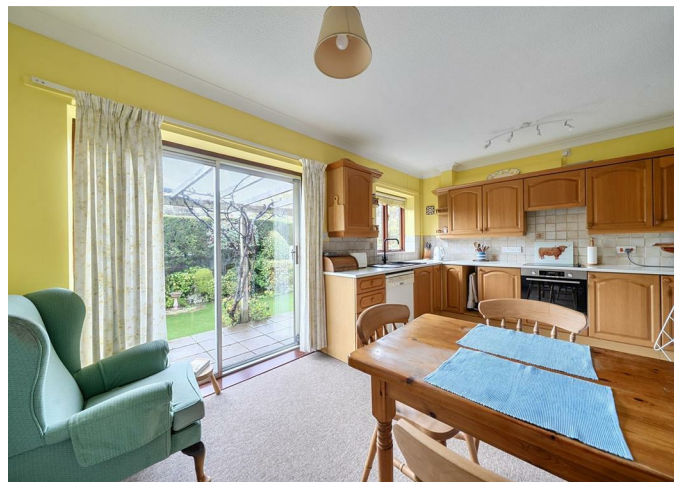


- Detached three bedroom property
- Spacious accommodation throughout
- Views over neighbouring countryside
 - Village location
 - Double garage
 - No onward chain

Guide Price **£440,000**

Freehold

Sherborne Sales
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THE DWELLING

This detached three bedroom dwelling sits on the outskirts of Bradford Abbas, enjoying its surrounding countryside views alongside vast accommodation set over two levels. Offering three double bedrooms with the master bedroom benefiting from an ensuite.

ACCOMMODATION

The entrance hall provides access to all principal reception rooms. Positioned to the rear, the kitchen/breakfast room enjoys an elevated outlook and is well appointed with ample cabinetry and space for white goods. The layout allows for a dining area, creating a sociable and practical space for everyday living. A useful utility room adjoins the kitchen, offering additional appliance space, internal access to the garage and a further external door to the outside.

To the front of the hallway, the dining and living rooms are both generously proportioned. The living room enjoys an abundance of natural light from a large rear window, while the dining room, positioned to the front overlooks the front lawn and well kept beds.

The first floor provides three well-proportioned bedrooms, each enjoying pleasant views and built-in wardrobes. The principal bedroom benefits from an ensuite shower room, while the large family bathroom serves the remaining

bedrooms. From the landing, there is access to the airing cupboard, loft and eaves storage.

GARDEN

To the rear, the property features an elevated patio adorned with a pergola, where established vines create a private and charming outdoor space. The garden is laid with artificial grass and enclosed by mature hedging and fencing, with well-established borders adding to the sense of seclusion. A garden shed is positioned in the corner of the plot offering power and light, while additional discreet storage runs alongside the property.

Side access is available on the opposite side of the property, and the front garden is predominantly laid to lawn, adjoining a driveway that offers parking for multiple vehicles and leads to the double garage. The large garage is equipped with lighting and power and also houses the oil-fired boiler. The oil tank can be easily accessed from the front of the property.

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: F

A small part of the rear garden lies in a conservation area.

SITUATION

Bradford Abbas is a short distance from the historic Abbey town of Sherborne which offers a wide range of shops, local businesses and facilities, including a Waitrose supermarket. Other towns within driving distance includes the large town of Yeovil (3.5 miles) and the county town of Dorchester (18 miles). Sherborne has a regular mainline service to Waterloo taking about 2.5 hours and there is a fast train service from Castle Cary (16 miles) to Paddington, which takes about 90 minutes. Bournemouth, Bristol and Exeter Airports are all easily accessible.

Bradford Abbas offers a highly regarded primary school. The neighbouring town of Sherborne also offer two prestigious primary schools within the town, all feeding to The Gryphon School for secondary education. Private schools in the area include the Sherborne schools, Leweston, Hazlegrove and the Bruton schools.

DIRECTIONS

What3words - ///songs.loaf.chose





Energy Efficiency Rating		
	Current	Potential
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		

Bradford Abbas, Sherborne

Approximate Area = 1401 sq ft / 130.1 sq m

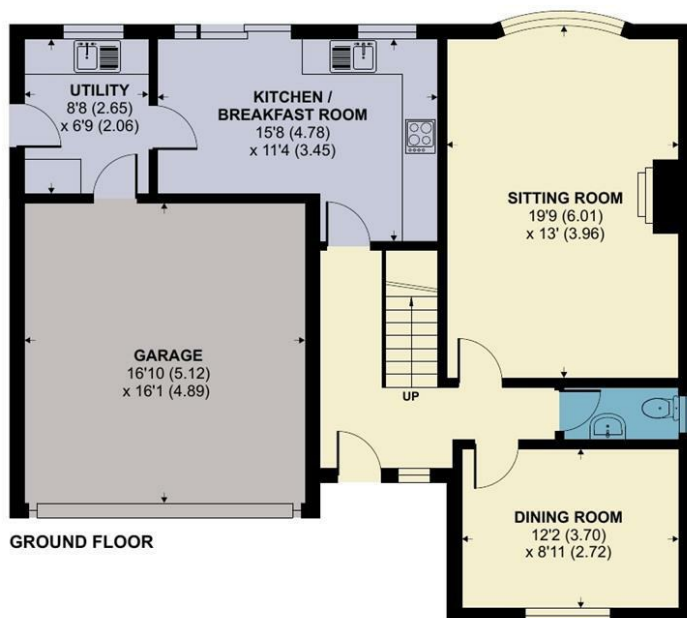
Limited Use Area(s) = 230 sq ft / 21.4 sq m

Garage = 264 sq ft / 24.5 sq m

Total = 1895 sq ft / 176 sq m

For identification only - Not to scale

Denotes restricted
head height



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: 1370100



Sherb/JM/1025



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