

Symonds
& Sampson

3 Miz Maze

Leigh, Sherborne, Dorset

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Leigh
Sherborne
Dorset
DT9 6JJ

A spacious four-bedroom detached property set on a 0.47 acre corner plot with open field views. Light-filled rooms, a large garden and valuable scope for updating combine to create a wonderful opportunity in a highly desirable village setting.



- Contemporary detached four bedrooms property
- Spanning 2,295 sq ft across two floors, offering spacious and light-filled accommodation
 - Ensuite to the master bedroom
- 0.47 acre corner plot position, offering a large garden
 - Backing onto open countryside
 - Sought after village location
 - Double garage
 - No onward chain

Guide Price **£575,000**

Freehold

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THE DWELLING

A substantial detached four-bedroom dwelling positioned on a generous corner plot of 0.47 acres, backing onto open fields in a highly sought-after village location. Extending to approximately 2,295 sq ft, the property offers large, well-proportioned rooms across both levels, with an abundance of natural light throughout.

ACCOMMODATION

The ground floor is introduced by a generous entrance hall, which provides access to the principal reception rooms and a well-appointed cloakroom. Both the living room and dining room are superbly proportioned, enjoying an abundance of natural light and pleasant outlooks over the gardens. The living room further benefits from direct access to the garden and features a central fireplace.

The kitchen offers an extensive range of cabinetry together with a useful pantry positioned to one side. Designed with a open plan feel, it flows seamlessly into a spacious breakfast area, providing ample room for dining furniture and everyday family living. From here, doors lead into the conservatory, an elegant, light-filled space with further access to the garden. A separate utility room, fitted with additional cabinetry and space for a range of appliances, also links to the rear garden and provides internal access to the garage.

To the first floor, the property offers four generously sized double bedrooms, each enjoying delightful views across the garden and adjoining fields. All bedrooms benefit from built-in wardrobes, while the principal bedroom is further complemented by a

well-appointed en-suite shower room. The remaining bedrooms are served by a family bathroom, and the spacious landing accommodates the airing cupboard.

GARDEN

Wrapping around to the rear of the property, the generous garden enjoys a delightful south-westerly aspect, with a paved terrace positioned directly behind the property. The remainder of the garden is predominantly laid to lawn, complemented by mature hedging, established shrubs, and thoughtfully planted borders that provide colour and structure throughout the seasons.

A productive kitchen garden and greenhouse are set discreetly within the grounds, while a series of pathways and defined areas create interest and separation, enhancing the sense of space and seclusion. The garden's peaceful setting is further elevated by its backdrop of open fields.

Side access leads to the front of the property, where the oil tank is positioned discreetly. To the front, the driveway provides ample off-road parking and gives access to the double garage, which benefits from power and lighting and houses the oil-fired boiler.

SITUATION

Leigh is a vibrant village with a strong community spirit, offering amenities such as a village hall, church, local shop/part-time post office, and regular "pop-up pub" nights. The village is located about 7 miles south of the historic abbey town of Sherborne, which offers a variety of independent shops, supermarkets, restaurants, and

cafes. Nearby towns include Yeovil (5.5 miles) and Dorchester (18 miles). Sherborne offers excellent schools, including The Gryphon School and several private institutions. The village is well-connected by train, with services to London from Sherborne and Castle Cary, and is within reach of Bournemouth, Bristol, and Exeter Airports.

MATERIAL INFORMATION

Mains electric, water and drainage are connected to the property. Oil central heating.

Broadband - Superfast 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: G

It is understood from the attorneys that the solar panels are owned outright and form part of the property.

This property contains spray foam installation which could lead to lending implications.

DIRECTIONS

What3words - [///subsets.schematic.tinsel](https://www.what3words.com/#!/subsets.schematic.tinsel)





Leigh, Sherborne

Approximate Area = 2295 sq ft / 213.2 sq m

Garage = 348 sq ft / 32.3 sq m

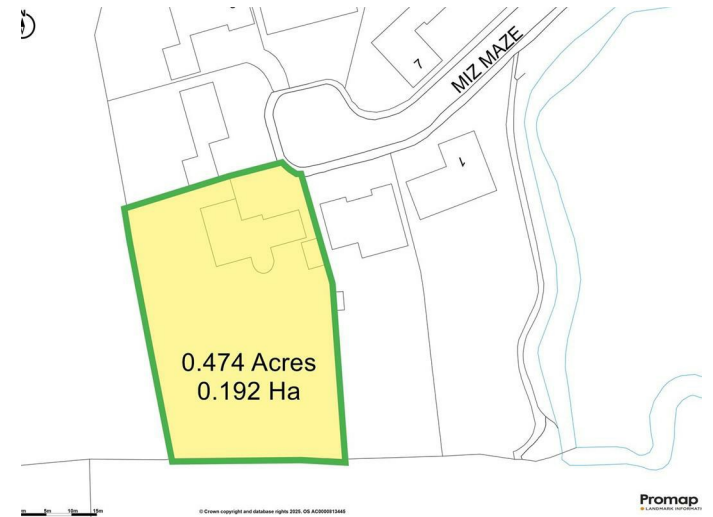
Total = 2643 sq ft / 245.5 sq m

For identification only - Not to scale

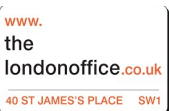
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	62	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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: 1364724



Sherb/KS/1125



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