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St Catherines Crescent, Sherborne

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St Catherines Crescent
Sherborne
Dorset
DT9 6DE

This spacious three bedroom home offers an extended ground-floor layout, versatile reception spaces, and an expansive multi-section garden with potential for an outbuilding (STPP). With a garage, off-road parking, and generous outdoor areas, it provides excellent flexibility for comfortable modern living.



- Offering a generous corner plot
- Extended to the ground floor offering ample living accommodation
- Ensuite to the master bedroom
 - Large landscaped garden
 - Garage and off road parking
- Close proximity to Sherborne amenities
 - No onward chain

Guide Price **£450,000**

Freehold

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THE DWELLING

Presenting an attractive front elevation, this three-bedroom residence has been thoughtfully extended with a side and rear extension circa 2003. The two-storey side extension created a third bedroom, while the original bedroom was converted into an ensuite for the master, resulting in a more practical and well-arranged first floor. The ground-floor extension enhances the living accommodation, with bi-fold doors opening directly onto the garden and making the most of the generous plot. The exceptionally large, well-divided outdoor space also offers excellent potential for an outbuilding that could provide further accommodation (subject to the necessary permissions).

ACCOMMODATION

A front entrance hall leads into a reception room, currently used as a dining room, and continues through to a further reception room offering versatile use, with a door to the kitchen and an opening to the rear that connects to the later extension. This extended living room features impressive bi-fold doors spanning the width of the space, opening onto the rear patio and flooding the room with natural light.

The kitchen caters to all culinary needs, providing space for essential appliances and an internal window that draws additional light from the living room. Flowing from the kitchen and creating a practical loop back to the living room, the utility room offers further cabinetry, ample space for white goods, and internal access to the garage. To the rear of the utility, a secondary entrance hall provides access to the utility room, cloakroom and living room.

The first floor features a split landing leading to well-arranged accommodation. The master bedroom, positioned at the front of the property, includes built-in wardrobes and a private en-suite shower room. The second bedroom, located at the rear, also benefits from built-in wardrobes, while the third rear-facing bedroom offers additional comfortable accommodation. The family bathroom is conveniently situated between the two rear bedrooms. The landing further provides a useful linen cupboard and access to the loft hatch.

GARDEN

Set within an expansive plot, the garden is thoughtfully arranged into multiple sections, creating a sense of depth and versatility. Adjacent to the property, a large wrap around patio provides an ideal space for outdoor dining and grants access to one of the garden's sheds positioned along the boundary. Beyond the patio, a wide stretch of lawn is framed by well-established borders, mature trees, and shrubs, offering a delightful green outlook.

Towards the rear, an additional patio area captures the sun throughout the day and is complemented by a further generous shed. With its impressive size and layout, the garden provides excellent potential for a studio or outbuilding, subject to the necessary consents.

The garage features an up-and-over door, along with light and power, and is accompanied by an additional parking space to the front, offering convenient off-road parking

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.

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 available at the property for further information please see - <https://www.ofcom.org.uk>

Dorset Council

Council Tax Band: D

DIRECTIONS

What3words - [///farmland.fines.irrigate](https://www.what3words.com/#!/en/00q2g4wq/farmland.fines.irrigate)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	77
(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		

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Approximate Area = 1305 sq ft / 121.2 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 1444 sq ft / 134.1 sq m

For identification only - Not to scale



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: 1382330



Sherb/JM/1125



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