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& Sampson

122

Newland, Sherborne

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Newland
Sherborne
DT9 3DT

A beautifully restored Grade II listed period property in Sherborne, combining elegant period features with modern comfort. The ground floor offers three well-proportioned reception rooms and a Shaker-style kitchen with dining space, while the first floor provides four double bedrooms and two bathrooms. Beautiful gardens, off-road parking, and superb town access complete this exceptional home.



- Elegant Grade II Listed Georgian House
 - Fully renovated to a high standard
 - Four double bedrooms
 - Period features throughout
 - Sought after location within Sherborne
 - Close proximity to town centre
 - Gated driveway with parking for two cars
 - Outbuilding, currently used as home office
 - Established walled garden

Guide Price **£850,000**

Freehold

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THE DWELLING

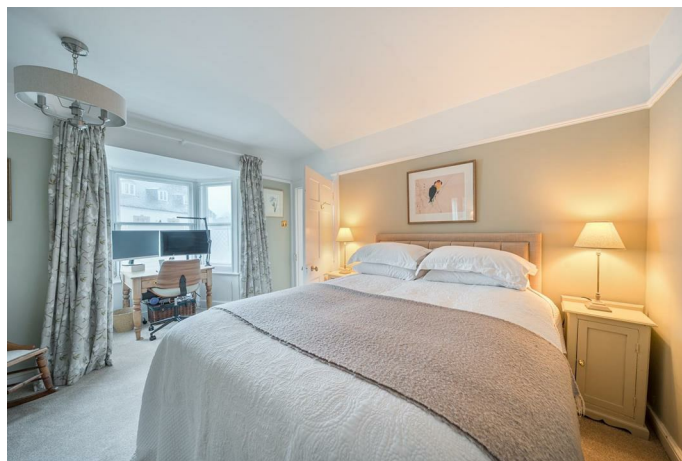
A beautifully restored, double-fronted Grade II listed period property, perfectly positioned between Newland and Long Street. The house has undergone extensive and sensitive refurbishment to an exceptional standard, retaining a wealth of original charm with full-height bay windows, cast-iron fireplaces, a log burner, original tiled floors, pine doors, mouldings and an elegant traditional staircase. The ground floor offers a well-proportioned and thoughtfully laid-out open-plan design, featuring three reception rooms, the kitchen and a cloakroom. The first floor provides four generous bedrooms and two bathrooms, all arranged around a spacious landing.

ACCOMMODATION

The entrance hall creates an immediate sense of space, with its generous proportions, original pine doors, traditional staircase and traditional detailing setting the tone for the rest of the house. To the left, the sitting room spans the depth of the property and is beautifully arranged as two distinct yet connected areas. It showcases many of the home's finest period features, including a full-height bay window with sash windows, cast-iron fireplaces, one with a gas insert and the other with a Morso log burner, fitted alcove cupboards, original coving and character radiators. To the right of the hall, the dining room and kitchen sit in a natural open flow, creating an inviting and practical arrangement for modern living. The dining room enjoys another impressive bay window and a log-burning stove, while the kitchen offers hand-painted Shaker units, solid oak worktops, a Bosch hob, gas-fired Aga, central island, walk-in larder and large multi-pane sash windows that overlook the garden. The cloakroom is neatly positioned at the rear of the hall.

Upstairs, the spacious half-gallery landing leads to four well-proportioned double bedrooms, each with its own character—period bay or sash windows, cast-iron fireplaces, fitted storage and traditional mouldings. Two bathrooms serve the first floor: a family bathroom with a freestanding cast-iron bath and a separate shower room with a walk-in double shower, completing the accommodation with style and practicality.





GARDEN

At the front, a wrought iron gate set between stone pillars opens onto a quarry-tiled path leading to the entrance porch. The attractive front garden, enclosed by natural stone walls and wrought iron railings, offers a generous depth from the road and is laid to lawn with brick-edged borders and well-planted flower beds featuring a mix of mature shrubs. An iron gate links the front garden to the side, and discreet hardwired 4-channel CCTV provides coverage across both aspects of the house.

Double hardwood gates from Newland open onto a private resin driveway, offering off-road parking for two cars with EV cabling recently installed.



SITUATION

This property is just a short walk from Sherborne's highly regarded high street, with its vibrant mix of boutique shops, artisan bakeries, cafés, restaurants, gastropubs and the popular farmers' market. The Abbey, Almshouses, the renowned Sherborne schools and the mainline station—with a direct service to London Waterloo in just over two hours—are all within easy walking distance, making this an exceptionally convenient and desirable location. Larger amenities can be found in Yeovil (5.5 miles) and Dorchester (18 miles), while excellent transport links include a faster service to Paddington from Castle Cary (12 miles) and easy access to the A303 connecting to the Home Counties. Bournemouth, Bristol and Exeter airports are also within convenient reach.

MATERIAL INFORMATION

Mains electric, water and drainage are connected to the property. Gas central heating. 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: F This property is located within a conservation area and holds a Grade II Listed status.

DIRECTIONS

What3words - ///sweeper.forehand.struck



Newland, Sherborne

Approximate Area = 1823 sq ft / 169.3 sq m

Outbuildings = 163 sq ft / 15.1 sq m

Total = 1986 sq ft / 184.4 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: 1381297



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