

Downside

Greenhill, Sherborne, Dorset

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Greenhill
Sherborne
Dorset DT9 4EP

Deceptively spacious and offering 1,940 sq ft of accommodation, this beautifully presented period home features light-filled receptions, a stylish Shaker kitchen, four generous bedrooms including two en-suites, and elegant modern bathrooms. Rich in character with beams and fireplaces, it blends timeless charm with contemporary comfort throughout.



- Deceptively spacious period property spanning 1940 sq ft of accommodation
 - Character features throughout
 - Four double bedrooms
 - Two en-suites
 - Large garden
 - Driveway for multiple vehicles
 - Close proximity to Sherborne's amenities
 - No onward chain

Guide Price **£625,000**

Freehold

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THE DWELLING

This is a remarkably spacious four double bedroom period residence, offering exceptional living space, a landscaped rear garden, and the rare benefit of private driveway parking. Set along one of Sherborne's most charming and historic streets, this Grade II listed townhouse provides approximately 1,940 sq ft of beautifully restored and wonderfully versatile accommodation.

The property has been lovingly renovated to an outstanding standard, retaining and enhancing its abundance of original character, including exposed beams, multi-pane sash windows, feature fireplaces and a cast-iron wood-burning stove. Generously proportioned reception rooms and a superbly appointed kitchen create an impressive sense of space, further complemented by the property's multi-level layout and bright, airy interiors.

Perfectly positioned within easy walking distance of Sherborne's renowned amenities, including boutique shops, cafés, restaurants, historic landmarks and the mainline railway station, the home combines period charm with everyday convenience. Its private parking and central location make it an exceptional opportunity to enjoy spacious, character-rich living in one of the town's most desirable settings.





ACCOMMODATION

An entrance hall providing access to the front and the rear offering a versatile space complete with flag stone flooring. The property opens into a beautifully presented and generously proportioned main reception space, filled with natural light from its multi-aspect layout. French doors lead out to the side terrace, while multi-pane sliding doors reveal an impressive open sweep through to the adjoining reception. Period charm is abundant, with exposed beams, a carved fireplace with marble detailing, a cast-iron wood-burning stove, fitted shelving, a window seat, and attractive oak-effect flooring. Storage is cleverly incorporated beneath the staircase, accompanied by a further cloaks cupboard.

A delightful front-facing bay window forms the centrepiece of the adjoining living room, enhanced by exposed beams, a cast-iron fireplace, and warm timber flooring.

The kitchen/breakfast room is generously sized and beautifully appointed,



featuring cream Shaker-style cabinetry with a blend of solid oak butchers-block and quartz work surfaces. A double Belfast sink, integrated appliances, wine storage, and a range cooker set within a chimney alcove create an elegant yet practical space. Tiled flooring, exposed beams, inset lighting and a dual aspect of period windows lend charm and brightness throughout.

The utility space continues the Shaker aesthetic with beech worktops and a Belfast sink, complemented by tiled flooring. It includes storage cupboards with one housing the water softener, space for laundry appliances, a door to the garden, and access to a neatly fitted cloakroom.

A staircase rises to a striking first-floor landing, showcasing exposed beams, oak-effect flooring and traditional pine latch doors. The principal bedroom offers a generous space with a multi-pane sash window framed by a window seat and exposed beams, along with the added benefit of an ensuite shower room.

The second double bedroom enjoys a bright dual aspect with views over the rear garden, featuring exposed beams, a window seat, built-in wardrobes and additional storage. A third well-proportioned bedroom offers excellent natural light from side windows, fitted cupboards (including one housing the gas boiler), and exposed beam.

The family bathroom is a contemporary space, complete with a freestanding egg bath and walk-in rain shower.

A further staircase leads to the top floor, where exposed beams, a ceiling window and loft access introduce the final bedroom. This charming double room overlooks the rear garden and includes a window seat, oak-effect flooring, and its own en-suite with corner shower, fitted basin and W/C, attractive tiling, pine panelling and a heated towel rail.



GARDEN

Thoughtfully designed to create both structure and tranquillity, the garden unfolds as a series of inviting outdoor spaces, beginning with a charming terrace directly outside the house. Alongside lies an outhouse offering light and power, whilst providing further space for white goods.

Beyond the terrace, the garden opens into gently tiered lawns framed by well-stocked borders, established shrubs, and specimen planting that provide colour and interest throughout the seasons. Mature trees offer pockets of shade and privacy, while carefully positioned seating areas allow you to enjoy the garden from multiple vantage points.

A pathway leads towards the far end where the garden widens, creating a peaceful, semi-secluded area perfect for relaxation, children's play, or further landscaping potential. The entire space is beautifully maintained, offering a wonderful balance between formal planting and natural charm.

At the rear boundary, discreet access leads out to the private driveway—an exceptionally valuable addition in the town centre—providing off-road parking for up to three vehicles, accessed conveniently from Priestlands Lane.

SITUATION

This property is just a short distance 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: E

This property is located within a conservation area and holds a Grade II Listed status.

The property includes a flying freehold over the entrance hall.

DIRECTIONS

What3words - ///earliest.hatch.intersect. The property is best accessed off Priestlands Lane (accessed from the rear.)

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Approximate Area = 1940 sq ft / 180.2 sq m

Outbuilding = 15 sq ft / 1.3 sq m

Total = 1955 sq ft / 181.5 sq m

For identification only - Not to scale



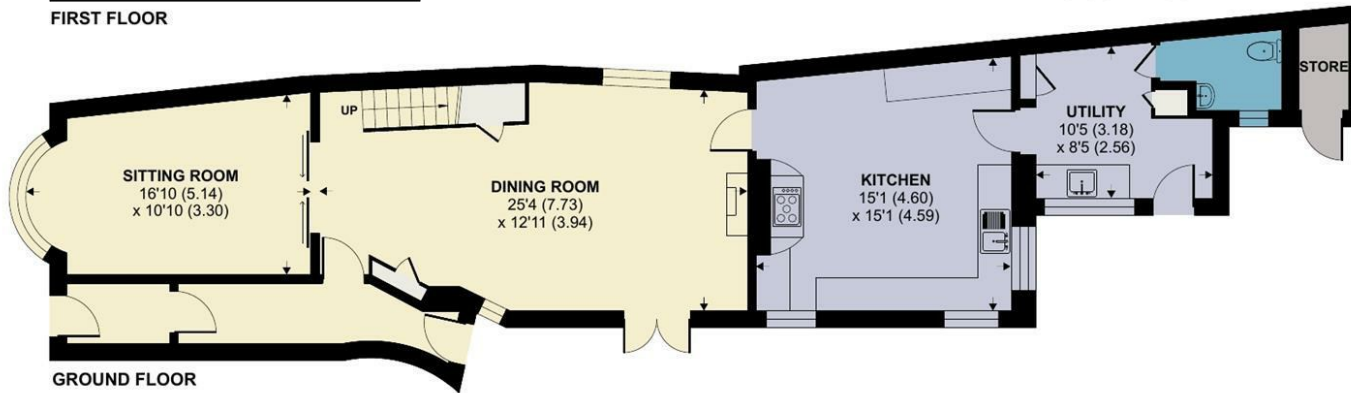
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1376028



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