



Summerhay House, 6 Gainsborough, Milborne Port

Experience the perfect blend of classic charm and modern convenience in this delightful family home. With four bedrooms, a log burner, office space, beautiful gardens, and ample parking, it has everything you need for comfortable living.

Guide Price
£750,000
Freehold

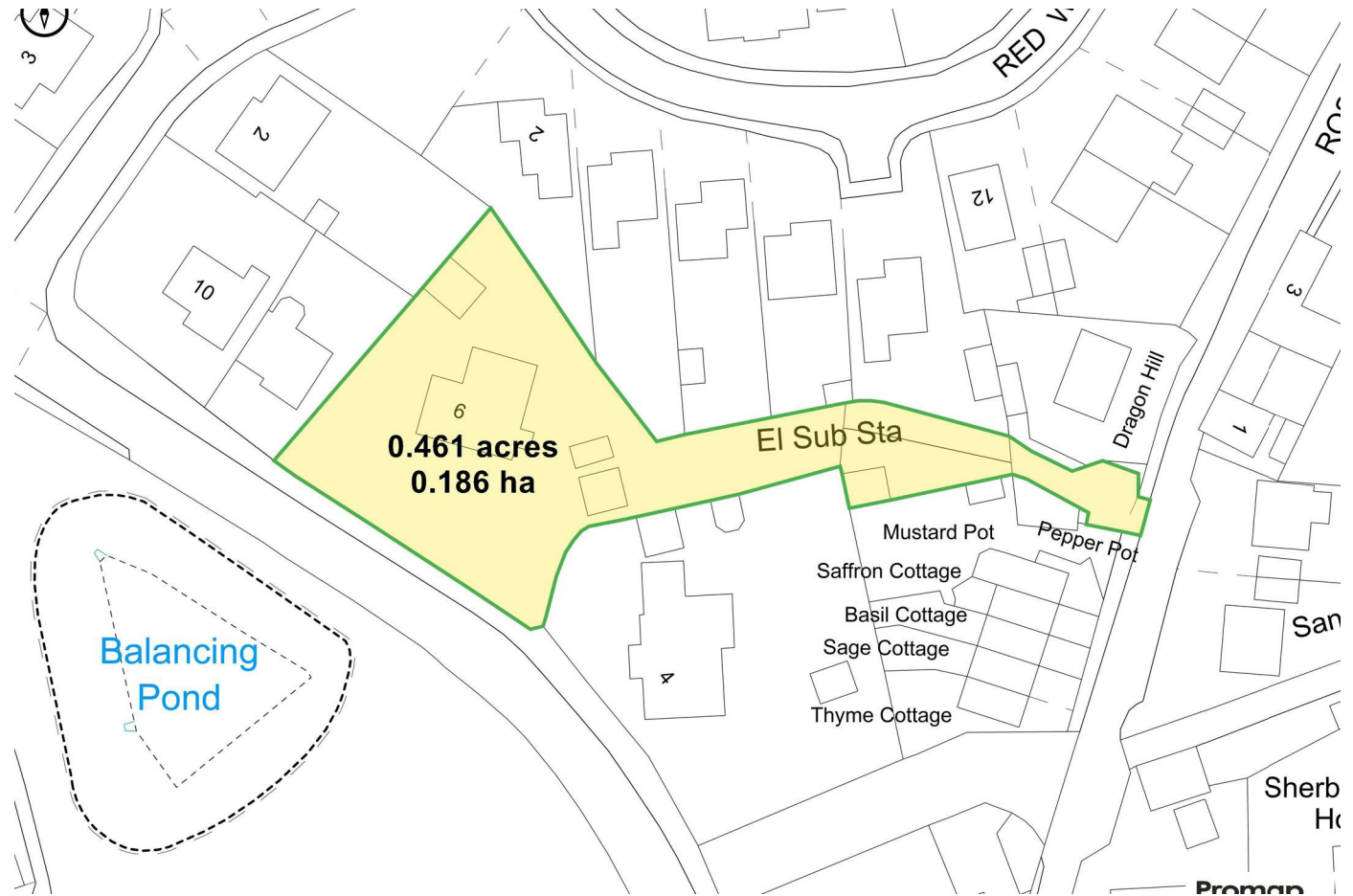
**Symonds
& Sampson**

ESTABLISHED 1858

Summerhay House, 6 Gainsborough, Milborne Port, Sherborne, DT9 5BA

- Four double bedroom detached home
 - Idyllic village setting
- Inviting dual aspect sitting room with log burner
- Further dining room, leading into the kitchen and spacious office
 - En suite to the master bedroom
- Mature gardens surrounding the house of 0.46 acres
- Gated driveway providing ample off road parking and a car port

Viewing strictly by appointment through
Symonds & Sampson Sherborne Sales Office
on 01935 814488





A handsome house, believed to date from the 1920's with some later additions built of natural stone under tiled roofs. The property has the quality of accommodation typical of this period. It is a spacious family home with character and modern conveniences, providing four double bedrooms, en suite master, multiple reception rooms, pretty garden, ample parking, and carport with storage. This property offers a fantastic opportunity for a comfortable and stylish lifestyle in a delightful village setting.

Accommodation

A spacious hallway welcomes you into this charming property, with access to all three reception rooms and a cloakroom. The heart of the home is its inviting sitting room, complete with a cosy log burner, perfect for those chilly evenings, whilst enjoying a dual aspect outlook. The dining room leads through to the modern kitchen, with a utility and boot room beyond. The well-appointed kitchen, boasts an integrated eye-level electric oven and four ring gas hob, as well as plenty of storage space, complementing the style of this property. A well-proportioned office provides the ideal space for remote work with a pleasant outlook over the garden.

Upstairs there are four double bedrooms, all with views over the village and surrounding countryside. Bedrooms one, two and three benefit from built-in storage cupboards and the spacious master

bedroom features an en suite bathroom. The family shower room has been fitted with a walk-in shower, and wash hand basin. There is access into the airing cupboard which provides storage and houses the hot water tank. There is a separate WC.

Outside

The property is surrounded by a well-manicured garden, which offers a serene outdoor space for relaxation and recreation. The gardens wrap around the property with an array of colourful flower beds and fruit trees, with a summer house overlooking the front lawn. There is a secondary garden to the east which has it's own access from Rosemary Street, benefitting from a garage, shed and greenhouse.

A spacious gravel driveway provides parking for several cars, ensuring convenience for both residents and guests, which leads to a covered carport with additional storage space which is a practical feature for keeping vehicles protected from the elements and storing outdoor equipment.

Services

Mains gas, electric, water and drainage

Gas central heating

Somerset Council - <https://www.somerset.gov.uk/>

Council tax band G



Situation

Located on the edge of the charming village of Milborne Port, in a position set back from the road, not too far from the heart of the village.

Milborne Port offers a strong range of amenities and community. A butchers, award winning Fish & Chip shop and restaurant are a short walk away, as is a small precinct where a weekly produce market is held on a Saturday morning. The village also benefits from a Cooperative store, doctors surgery, pharmacy, hairdressers and several pubs. In addition, there is The Clockspire which is a fine dining restaurant and bar which is gaining a fantastic reputation.

Sherborne's main shopping street offers a wide range of shops, local businesses and facilities including a Waitrose supermarket. Other towns within driving distance include the regional centre of Yeovil (5.5 miles) and the county town of Dorchester (18 miles).

Sherborne also has an excellent range of schools with two primary schools within the town, both feeding to The Gryphon School for secondary education. Private schools in the area include the Sherborne schools, Leweston, Hazlegrove and the Bruton schools. Sherborne has a regular mainline service to Waterloo taking about 2.5 hours and there is a fast train service from Castle Cary (12 miles) to Paddington, which takes about 90 minutes. Bournemouth, Bristol and Exeter Airports are all easily accessible.

Directions

Leaving Sherborne on the A30, heading East, proceed through Osborne until you reach Milborne Port, Take the first left turn in the village onto Gainsborough, where the property will be found a short distance up on the right hand side.

What3Words///test.closet.snowy

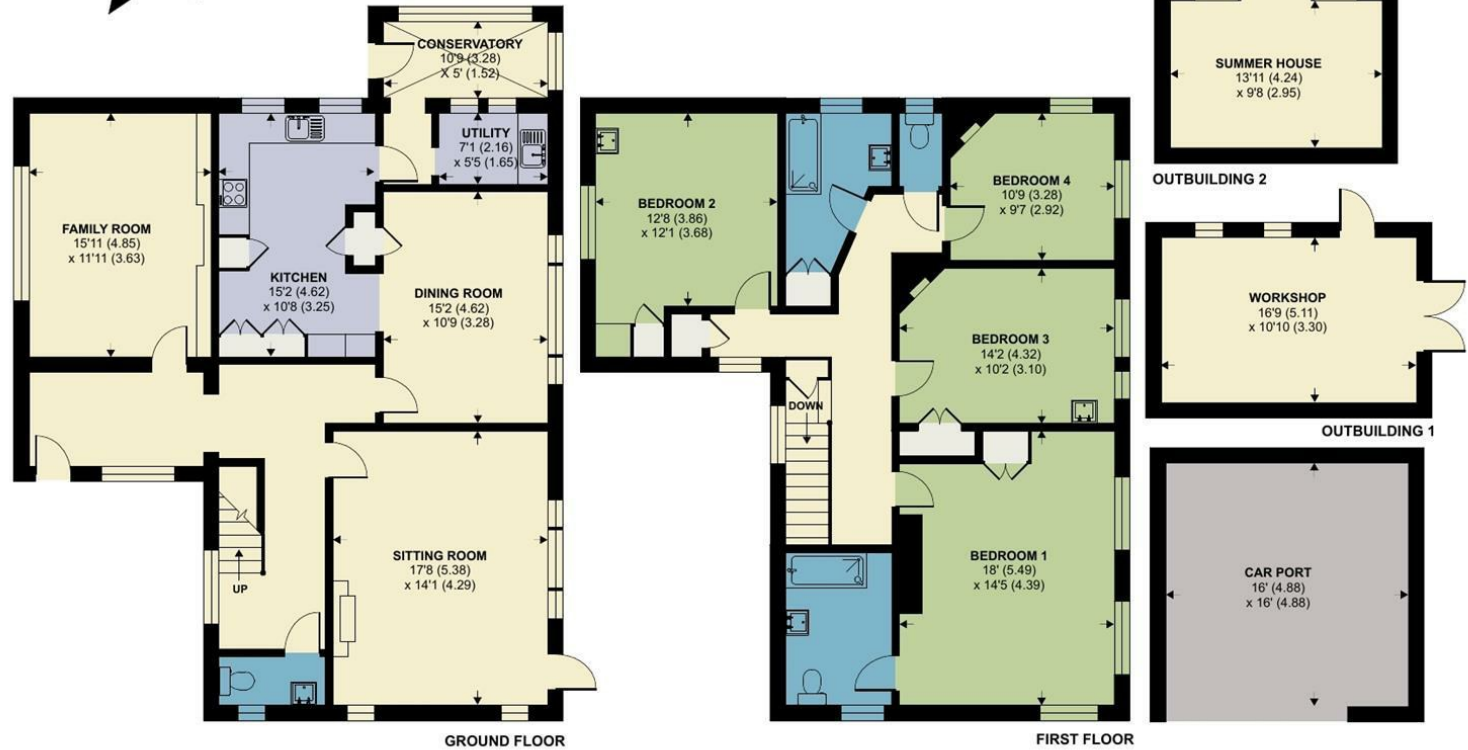
Gainsborough, Milborne Port, Sherborne

Approximate Area = 2236 sq ft / 207.7 sq m

Outbuilding = 317 sq ft / 29.4 sq m

Total = 2553 sq ft / 237.1 sq m

For identification only - Not to scale



Directions

Leaving Sherborne on the A30, heading East, proceed through Osborne until you reach Milborne Port, Take the first left turn in the village onto Gainsborough, where the property will be found a short distance up on the right hand side.

What3Words///test.closet.snowy

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		62	
(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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 1036208



SHE/JMK/102023

01935 814488
 Symonds & Sampson LLP
 4 Abbey Corner Half Moon Street, Sherborne, Dorset, DT9 3LN
 sherborne@symondsandsampson.co.uk
 www.symondsandsampson.co.uk

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

