



5 The Old Green, Sherborne, Dorset

A charming gated townhouse with superb accommodation, parking and courtyard garden desirably located in the heart of the town.

Guide Price
£675,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

5 The Old Green, Sherborne, Dorset, DT9 3JY

- A central and gated freehold town residence
 - High ceilings throughout
 - Four double bedrooms
- South facing courtyard garden
- One allocated parking space

Viewing strictly by appointment
Symonds & Sampson
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Accommodation

On the ground floor is an entrance hall, with under stairs cupboard and ground floor WC, leading you to the well fitted kitchen/breakfast room with a good range of cupboards, drawers and worktops.

The living room, with gas fireplace, is of a generous size and filled with light from the East, and South aspect windows. French windows from both the kitchen and the drawing room lead you directly to the delightful courtyard garden to the rear.

On the first floor is the master bedroom, an excellent sized room with a good range of fitted wardrobes along one wall. There is also an en-suite bathroom with a separate shower cubicle, WC and wash hand basin.

The rest of this floor is completed with another large bedroom currently dressed and used as an office/study, with feature fireplace and fitted book shelves either side.

At the second floor level are two further double bedrooms, the family bathroom and an access hatch into the loft space.

The guest bedroom is on this top level with its ample built in wardrobe space and ensuite shower room.

Outside

The property is approached via a shared courtyard with electric gates enclosed by high stone wall providing privacy and seclusion. There is a designated parking space.

To the rear of the property is the paved courtyard garden with stone walled boundaries, shingle edges and various planted shrubs; a truly alfresco courtyard garden.

Situation

5 The Old Green is centrally located within a short walk of the main shopping street. The majority of the town's amenities lie within walking distance including a Waitrose supermarket, restaurants, cafes, doctors' and dentists' surgeries and an extensive range of shops, many of which

are independent retailers and give Sherborne with its two castles and magnificent Abbey, an individual feel. There is also a mainline railway station with a regular service to London Waterloo. The regional centre of Yeovil is a short drive to the west and the A303 can be joined to the north at Wincanton providing good road access to London and the Home Counties.

Direction

From the top of Cheap Street, proceed north to the small roundabout and turn right onto Greenhill (A30). The entrance to The Old Green will be seen immediately on the right hand side.

Services

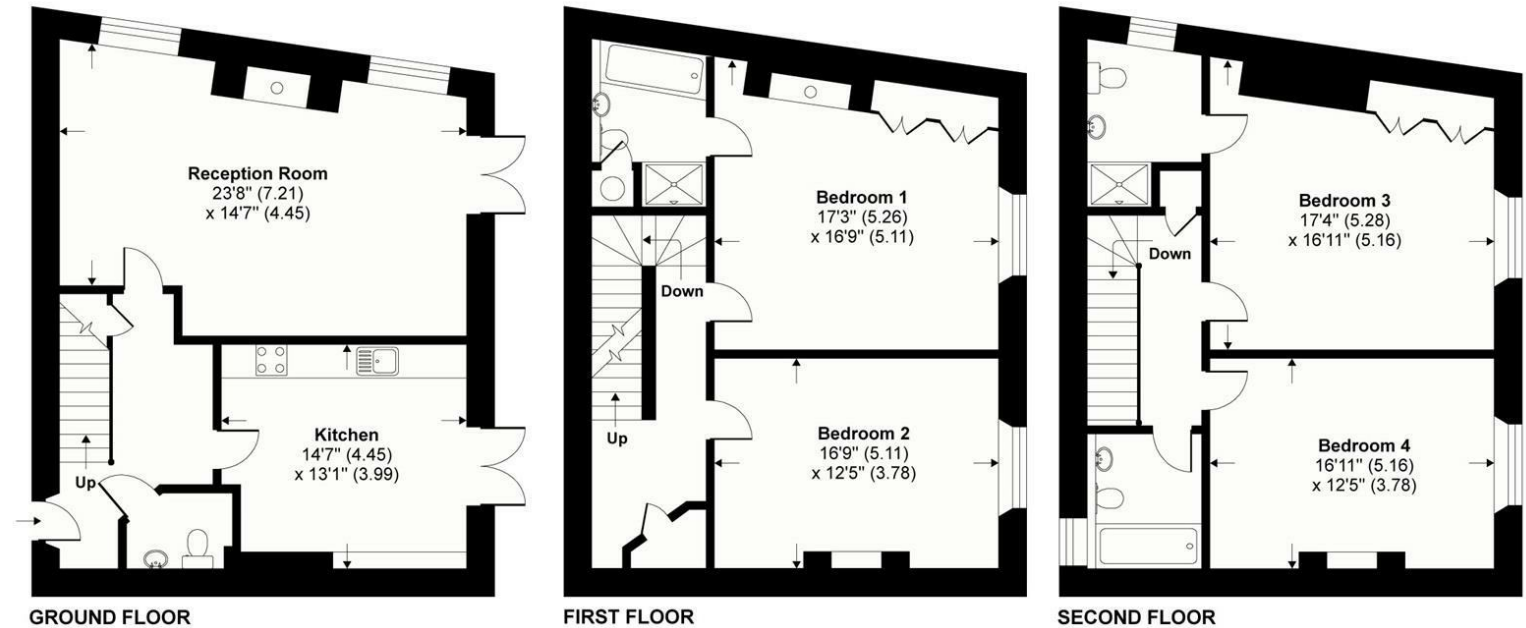
Mains water, electric and drainage.
Gas central heating.
Council Tax Band - G
EPC - Grade II Listed
Broadband - Ultrafast broadband is available.
Service charge - £600.00 per annum - this will cover the

maintenance for the gates, communal parking area and electric for the gates. There is a sinking fund in place.

Mobile phone coverage - Network coverage is available indoors and outdoors.

(Information from <https://www.ofcom.org.uk>)

The Old Green, Sherborne, DT9



TOTAL GROSS INTERNAL FLOOR AREA 2174 SQ FT 201.9 SQ METRES

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Sherb/AW/0224



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