



Symonds
& Sampson

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Kings Road, Sherborne, Sherborne

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Kings Road
Sherborne
DT9 4HX

A semi-detached Edwardian property located in a sought-after area of Sherborne. In need of some updating, the property is set over three floors, it offers two reception rooms and four bedrooms, retaining charming period features throughout. The property also benefits from a generous, southerly facing garden.



- Semi-detached Edwardian four bedroom property
 - Charming period features throughout
 - Southerly aspect garden
 - Benefits from an unlisted status
- Large garden offering a southerly aspect
- Close proximity to Sherborne's amenities

Guide Price **£550,000**

Freehold

Sherborne Sales
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THE DWELLING

This handsome Edwardian semi detached townhouse occupies a prominent position along the sought after Kings Road in Sherborne. Constructed in the early 20th century, the property showcases the rich architectural detailing typical of the Edwardian period, with red brick elevations under a pitched clay-tiled roof and striking gable-fronted bays.

Arranged across three levels, the property offers four bedrooms and a wealth of period charm throughout, from decorative brickwork and original sash windows to tall ceilings and generous room proportions. The property's façade is defined by a large, projecting two-storey bay with a tiled gable pediment, which adds character and dimension to the front elevation. A traditional arched doorway with an ornate fanlight sits slightly recessed

ACCOMMODATION

A welcoming entrance hall sets the tone for the home, featuring the original patterned tiled flooring and offering a generous sense of space. The ground floor flooring includes original beautiful tiling, oak flooring to the dining room, slate tiled flooring in the kitchen and carpet in the living room. There are high ceilings and decorative original coving that define the property's Edwardian charm.

To the front, the living room is a bright and elegant space, centred around a feature fireplace and framed by a large bay window that opens the room to natural light.

To the rear, the formal dining room continues the period styling, with another bay window incorporating central French doors that open directly onto the garden. An airing cupboard is also located within this room.

The galley-style kitchen sits beyond the dining room and is well equipped with ample cabinetry and generous space for freestanding appliances.

Completing the ground floor is a spacious cloakroom, which offers excellent potential to be converted into a shower room if required.



The first floor comprises three well proportioned bedrooms and a complete family bathroom. The principal bedroom and second bedroom both benefit from attractive bay windows, with the master offering elevated views and built in wardrobes. The fourth bedroom is also positioned on this level and would serve well as a single bedroom, nursery, or study.

The second floor offers a galleried landing which leads to a spacious fourth bedroom. This versatile space offers excellent potential to incorporate an en suite or dressing area, subject to the necessary consents.

GARDEN

The property offers a deceptively large garden and enjoys a southerly facing rear garden, ensuring excellent sunlight throughout the day. A paved patio area sits directly adjacent to the house, providing a perfect spot for relaxing or entertaining. From here, a garden path winds its way through a deceptively large garden, bordered by fencing and original stone walls. Mature trees and established shrubbery provide both character and a high degree of privacy.

Adjacent to the patio is a lawned area, with a greenhouse positioned next to a pergola. The garden path continues beyond, leading to a kitchen garden at the rear of the plot, which features an additional greenhouse and a garden shed, ideal for those with a passion for growing produce.

Side access leads from the rear garden to the front of the property, where a charming courtyard area is set behind traditional iron railings and further enhanced by mature planting.

Notably, several neighbouring properties along the street have adapted their front gardens to provide off-street parking. Subject to the necessary permissions, this property may offer similar potential.

MATERIAL INFORMATION

Mains electric, gas, water and drainage connected to the property. Gas central heating.



Broadband - Ultrafast broadband is available. There is mobile coverage available in the area, please refer to Ofcom's website for more details. (Information from Ofcom <https://www.ofcom.org.uk>) Dorset Council Council Tax Band: D

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.

DIRECTIONS

What3words - [///state.silk.eradicate](#)





Kings Road, Sherborne

Approximate Area = 1765 sq ft / 163.9 sq m

For identification only - Not to scale

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) 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		



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: 1320092



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