

HUNTERS®

HERE TO GET *you* THERE



Westbury

Sherborne, DT9 3EJ

Offers In Excess Of £450,000



Council Tax: C



Garden Cottage Westbury

Sherborne, DT9 3EJ

Offers In Excess Of £450,000





2025 Landsat / Copernicus, Maxar Technologies

Garden Cottage, Westbury, Sherborne, DT9

Approximate Area = 859 sq ft / 79.8 sq m
Outbuilding = 209 sq ft / 19.4 sq m
Total = 1068 sq ft / 99.2 sq m
For identification only - Not to scale

FIRST FLOOR

Bedroom 1
14'3 (4.35) max
x 9'10 (2.99) max

Down

Bedroom 2
11'10 (3.61)
x 8'10 (2.69)

GROUND FLOOR

Up

Sitting Room
16'7 (5.06)
x 13' (3.95)

Kitchen / Dining Room
19'3 (5.86)
x 12'9 (3.89)

OUTBUILDING 2 / 3

8'2 (2.48)
x 5'7 (1.70)

OUTBUILDING 1

Summer House
15'6 (4.72)
x 9'6 (2.90)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Slades Property Holdings Ltd (Hunters). REF: 1285265

Please contact our Hunters Sherborne PA Office
on 01935 313322 if you wish to arrange a viewing appointment for this
property or require further information.

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>		27	79
<p>Not energy efficient - higher running costs</p>			

Environmental Impact (CO ₂) Rating		Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>		27	79
<p>Not environmentally friendly - higher CO₂ emissions</p>			

England & Wales		EU Directive 2002/91/EC	

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