



**Connells**

Brookside  
Milborne Port Sherborne



## Property Description

An award-winning 2/3 bedroom home in a sought-after location, this fabulous home boasts a beautifully designed garden with a tiled pergola overlooking a tranquil stream. With a garage and parking, and architectural flair, it offers a perfect blend of style, comfort and convenience.

Milborne Port is a village and civil parish in Somerset east of Sherborne, and in the South Somerset district. The village is surrounded by green fields and countryside. The village is fortunate to have all the main services which a village needs - shops, post office, doctors' surgery, primary school, library, churches, pubs, playing fields, children's play areas, as well as a good range of clubs and societies.

### Entrance Hall

UPVC double glazed door to the front, night storage heater and the stairs to the first floor landing.

### Lounge

18' 4" x 10' 4" ( 5.59m x 3.15m )

Double glazed windows to the front and rear, french doors into the hall, patio doors into the conservatory and two Creda heaters.

### Conservatory

16' 7" max x 14' 8" max ( 5.05m max x 4.47m max )

UPVC conservatory on a reconstituted stone base, tiled floor and ceiling light with fan.

### Kitchen

10' 6" x 10' 3" max ( 3.20m x 3.12m max )

Double glazed window to the side, wall and base units, work surfaces, 1 1/2 bowl sink and drainer, space for an under counter fridge, integrated electric oven and hob and plumbing for a washing machine.

## Cloakroom

Fitted WC and wash hand basin, extractor fan and an electric consumer unit.

## Dining Room / Bedroom Three

10' 4" x 7' 9" ( 3.15m x 2.36m )

Double glazed window to the front and a night storage heater.

## Landing

Linen cupboard and access to the loft.

## Bedroom One

10' 11" max x 10' 4" max ( 3.33m max x 3.15m max )

Double glazed windows to the front and side and a night storage heater.

## Bedroom Two

10' 4" max x 8' 2" plus door recess ( 3.15m max x 2.49m plus door recess )

Double glazed windows to the rear and side, night storage heater and the airing cupboard housing the hot water tank.

## Bathroom

10' x 4' 7" ( 3.05m x 1.40m )

Bath with mixer taps and a shower attachment, separate shower cubicle, WC, wash hand basin, WC, heated towel rail and a double glazed window to the side.

## Front Garden

To the front the garden is laid to gravel leading to the front door with an outside tap.

## Garage

18' 6" x 9' 2" max ( 5.64m x 2.79m max )

Up and over door, door to the garden, double glazed window to the rear, plumbing for a washing machine, power and lighting.

## Rear Garden

To the rear the garden is mainly laid to lawn with mature shrubs and trees, paved seating area, timber shed and stream to the rear.

## Timber Pitched Pergola

13' 5" x 10' ( 4.09m x 3.05m )

Power and lighting.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: Awaited**

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Tenure: Freehold



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