



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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



Bristol Road
Sherborne

Asking Price
£385,000

Set within a quiet, gated courtyard shared with just one other property, this immaculately maintained detached bungalow offers a rare combination of privacy, space, and convenience — all within easy walking distance of the town centre and its array of shops, cafés, and amenities.

From the moment you arrive, this home impresses with its peaceful setting and welcoming feel. Inside, the bright and airy accommodation is beautifully laid out and finished to a high standard throughout. The generous sitting room is the heart of the home, featuring a striking fireplace that adds warmth and character, while a large sliding door allows plenty of natural light to stream in from the lovely conservatory, which extends the living space further — perfect as a reading nook, garden room, or relaxing spot to enjoy your morning coffee.

The well-equipped kitchen offers excellent storage with ample cupboard space and worktops, and built-in appliances, making it both stylish and practical for everyday use. There are two spacious double bedrooms, including a main bedroom with a modern en-suite, and a contemporary shower room that serves the second bedroom and guests.

The outdoor space is just as appealing — a private, easy-to-maintain garden provides a peaceful setting for entertaining or unwinding, with enough room to potter and enjoy without the upkeep of a large plot. There's off-road parking for two vehicles, and a converted garage now serves as a useful utility area and storage space — ideal for laundry, hobbies, or even a home office setup.

This delightful bungalow offers a wonderful lifestyle opportunity for downsizers, professionals, or anyone seeking a secure, low-maintenance home in a tucked-away setting — with the added bonus of being just a gentle walk from the town's conveniences and community life.



The Property

Accommodation

Inside

The front door opens into a welcoming and good sized entrance hall with access to the loft space and doors leading off to most of the accommodation, plus the linen cupboard with a radiator. There is wood effect flooring that adds warmth and character and continues through all rooms with the exception of the shower rooms and kitchen, which are tiled.

The spacious sitting room has a "pass" into the kitchen that also acts as a breakfast bar and there is a feature fireplace with coal effect fire that provides a focal point. A sliding door opens into the generously sized conservatory, which overlooks the rear garden. The kitchen is also well proportioned and is fitted with a range of light wood grain effect modern units consisting of floor cupboards with corner carousels, separate drawer unit, tall pull out larder unit, broom cupboard and eye level cupboards with counter lighting beneath. There is a generous amount of work surfaces with a tiled splash back and one and half bowl sink and drainer with a swan neck mixer tap. The eye level double

electric oven is built in and there is an induction hob with an extractor hood above. The dishwasher and fridge are integrated. A door to the side opens to a path that leads to the drive and rear garden.

The main shower room is fitted with a stylish modern suite consisting of shower with mains shower, bidet and a combination unit of WC and vanity style wash hand basin plus storage cupboards. There are two double bedrooms, bedroom one benefits from built in mirror fronted wardrobes and an en-suite shower room. Bedroom two has an outlook to the front and built in wardrobe plus a door to the utility room.

The utility room is fitted with floor and eye level cupboards, work surface with a sink and there is space and plumbing for a washing machine as well as other appliances. A door opens to the storage area.

Outside

Parking
Double remote controlled gates open to a block paved drive that leads to the bungalow's own parking where there is space for two cars. The garage has been

converted into storage and the utility.

Garden

At the back of the property there is a good sized garden that enjoys a high degree of privacy and a sunny aspect. It is fully enclosed and has been designed for easy maintenance. To the rear of the bungalow there is a good sized paved seating and entertaining area with a gentle step down to an area that is laid to stone chippings. There are beds planted with a variety of flowers, shrubs and trees.

Useful Information

Energy Efficiency Rating C
Council Tax Band D
uPVC Double Glazed
Gas Fired Central Heating
Mains Drainage
Freehold

Directions

From the A30 Henstridge

Proceed on the A30 in the direction of Yeovil. At the first set of lights in Sherborne, turn right heading towards Wincanton. Take the next right turn after passing Kings Road, into Western Ways Yard. Continue almost to the end - the double gates are on the right hand side. Postcode DT9 4HR

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