



8 PLUM ORCHARD

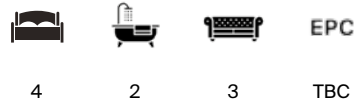
Nether Compton, Sherborne, Dorset



A PRETTY FAMILY HOME IN A SOUGHT-AFTER VILLAGE

with spacious accommodation and large garden.

Situated on the edge of the popular village of Nether Compton in a small exclusive development, bordering open countryside and within easy reach of Sherborne.



Local Authority: Dorset Council

Council Tax band: G

Tenure: Freehold

Postcode: DT9 4RG What3words:///spinning.gambles.rear

Services: Mains waters, electricity and drainage. Oil-fired central heating / Management charge £200 p.a

Viewings strictly by appointment only through Knight Frank LLP



LOCATION

8 Plum Orchard is located in the small, sought after village of Nether Compton which offers local amenities including a pub, active village hall and parish church. The Abbey town of Sherborne (3 miles) is close by offering a wide range of shops and local businesses for everyday needs including Waitrose and Sainsburys supermarkets. The area has excellent schooling from both the private and state sectors, including The Sherborne Schools, Leweston and Hazlegrove, with the village being in the catchment area for Trent village primary and the well-regarded Gryphon School (secondary). The A303 is accessed at Sparkford (8 miles) providing connections to the East and West. Mainline rail services from Sherborne to London Waterloo (2.25 hours) and Castle Cary to London Paddington (90 minutes). For wider travel there are airports at Bournemouth, Bristol and Exeter all easily accessible offering connections to UK and international destinations.







THE PROPERTY

The property is a pretty detached family home constructed of stone elevations under a slate roof with brick chimneys. The house is part of an exclusive small development of eight private houses which were built in 1996. 8 Plum Orchard lies on the edge of the development which is accessed up a private drive leading to a large central turning circle with lawn, mixed trees and a large pond. The accommodation comprises a large entrance hall with the three reception rooms accessed from here. The sitting room lies to the east and is a large spacious room with double doors leading out onto the terrace in the rear garden. There is a study/snug on the opposite side, together with the dining room at the rear. The kitchen/breakfast room lies to the beyond this, with a small utility room and separate WC. The first floor provides four double bedrooms, with the principle bedroom having an ensuite shower room. There is a further family bath/shower room.

Agents Note: The road between The Green and 6, 7 and 8 Plum Orchard, The Green itself and the pond at its centre are resident-owned and maintained by Plum Orchard Management Ltd. Each property within the development owns an equal share and currently pay £225 p.a. for maintenance and associated costs.







GARDEN AND GROUNDS

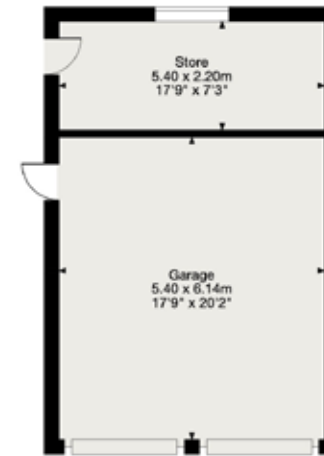
The property is accessed from the developments private road which leads onto a parking area with space for three cars, which in turn accesses the detached double garage with a separate secure store to the rear. There is additional parking through double gates beyond the initial parking area if required. The small front garden is walled with a cast iron wicket gate leading to the front porch, with mixed mature shrubs and some climbers on the front elevation. The main garden lies to the rear of the property with a large paved terrace wrapping around the back of the house, with double doors leading from the sitting room, making this an ideal space for alfresco dining and entertaining. The garden is south facing and is mainly laid to lawn with mixed shrubs and a small stream which meanders through the centre of the garden, providing a degree of tranquility. The garden borders open fields on the south side with uninterrupted rural views.





Nether Compton Sherborne

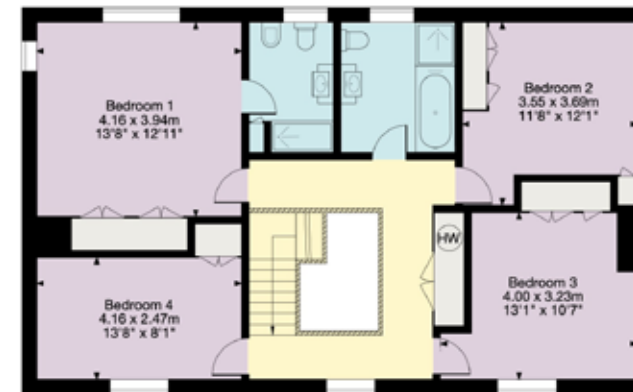
Gross Internal Area (Approx.)
 Main House = 194 sq m / 2,088 sq ft
 Garage / Store = 45 sq m / 484 sq ft
 Total Area = 239 sq m / 2,572 sq ft



Garage / Store



Ground Floor



First Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.



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