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Terrace View, Coldharbour, Sherborne, Dorset

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Terrace View Coldharbour Sherborne DT9 4AF

Beautifully presented throughout, this charming two bedroom mid terrace property offers bright open-plan living accommodation, a well-appointed kitchen, landscaped rear garden, boarded loft with conversion potential and off-street parking for two vehicles, all ideally situated with close proximity to Sherborne amenities.



- Beautifully presented two bedroom mid terrace property
- Spacious open-plan living and dining area
- Light filled accommodation throughout
 - Landscaped garden
 - Off street parking
- Close proximity to amenities
 - No onward chain

Guide Price **£325,000**

Freehold

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THE DWELLING

This beautifully presented two-bedroom mid-terrace property offers bright and well-proportioned accommodation arranged over two floors. Featuring an attractive stone façade beneath a tiled roof, the home is well maintained throughout and benefits from a landscaped garden together with off-street parking.

ACCOMMODATION

The ground floor comprises a spacious open-plan reception area, created through previous enhancements that seamlessly combine the living and dining spaces into one impressive room. Offering ample space for both lounge and dining furnishings, the dual-aspect windows flood the area with natural light while maintaining a subtle separation between the two spaces. The dining area benefits from hardwood flooring, with carpeting to the living space, which is further enhanced by an attractive feature fireplace.

The kitchen is well appointed to cater for all culinary needs, offering an abundance of cabinetry together with space for white goods. A skylight and rear-facing window provide plenty of natural light and pleasant views over the garden.

The first floor comprises two bedrooms, with the principal bedroom positioned to the front elevation and benefitting from built-in wardrobes. The shower room is also located

on this level, while a loft hatch from the second bedroom provides access to the loft space. The loft is boarded and fitted with lighting and a ladder, and also houses the boiler and water tank. Subject to the necessary consents, the loft offers excellent potential for conversion to further enhance the accommodation.

GARDEN

To the rear, the garden features a generous patio area, providing ample space for outdoor seating and entertaining. Beyond, the garden has been beautifully landscaped with symmetrical flower and vegetable beds separated by attractive pathways. Further benefits include a garden shed, an additional seating area, fruit trees and a variety of established planting. A rear gate provides access to the gravelled parking area, which offers off-street parking for two vehicles.

SITUATION

This property is just a short distance from Sherborne's highly regarded high street, with its vibrant mix of boutique shops, artisan bakeries, cafés, restaurants, gastropubs and the popular farmers' market. The Abbey, Almshouses, the renowned Sherborne schools and the mainline station—with a direct service to London Waterloo in just over two hours—are all within close proximity, making this an exceptionally convenient and desirable location. Larger

amenities can be found in Yeovil (5.5 miles) and Dorchester (18 miles), while excellent transport links include a faster service to Paddington from Castle Cary (12 miles) and easy access to the A303 connecting to the Home Counties. Bournemouth, Bristol and Exeter airports are also within convenient reach.

MATERIAL INFORMATION

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

Broadband - Ultrafast broadband is available.
Mobile phone connection is available at the property for further information please see - <https://www.ofcom.org.uk>
Dorset Council
Council Tax Band: C

The property is situated within a conservation area.

The property benefits from a right of access over the parking area serving numbers 1 and 2. Properties numbered 4 to 10 have a pedestrian right of way across the parking area to the rear.

DIRECTIONS

What3words - ///knowledge.shoebox.startles



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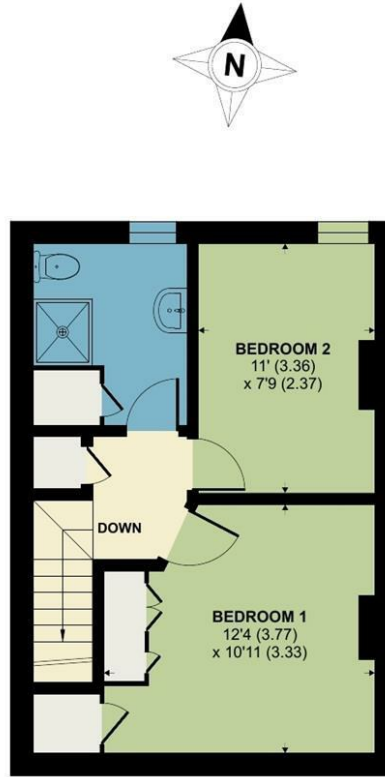
Approximate Area = 760 sq ft / 70.6 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1452935



Sherb/KS/0526



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