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St. Osmund Close, Yetminster, Sherborne, Dorset

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St. Osmund Close Yetminster Sherborne DT9 6LU

A well-proportioned three-bedroom home occupying a generous plot in the popular village of Yetminster. The property offers spacious accommodation, a useful extension, two reception rooms, garage and driveway, together with established front and rear gardens.



- Generous three-bedroom property occupying a spacious plot
- Two well-proportioned reception rooms, including a useful extension
- Light-filled extension with skylight, French doors and garage access
- Established front and rear gardens with mature planting
 - Garage and driveway
- Close proximity to village amenities

Guide Price **£350,000**

Freehold

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THE DWELLING

Occupying a generous plot within a desirable position in Yetminster, this well-proportioned three-bedroom property offers versatile accommodation, attractive gardens and the benefit of a single garage and driveway. The property has been thoughtfully extended by the current vendor, creating a particularly useful additional reception room with excellent natural light and direct access to the garden.

ACCOMMODATION

The property is approached via an entrance hall, which provides access to the principal living accommodation and has a conveniently positioned cloakroom. To the front of the property, the kitchen is well equipped with an excellent range of cabinetry, providing ample storage and preparation space, together with room for the expected range of freestanding white goods.

The spacious sitting room forms the heart of the home and enjoys a pleasant outlook towards the garden. A open fireplace provides a focal point to the room, whilst French doors open directly onto the rear garden.

An extension to the property, undertaken by the current vendor, has created a further light-filled reception room. A skylight allows natural light to flood the space, whilst additional French doors provide another direct connection to the garden. The room also benefits from an internal door leading through to the garage, making this a particularly versatile area that could suit a variety of uses, including a family room, bedroom, home office, studio or hobby space.

Situated to the opposite side of the sitting room are three bedrooms and the family bathroom. Two of the bedrooms are double rooms and

benefit from built-in wardrobes, providing useful storage. The family bathroom is conveniently positioned to serve the bedrooms and completes the principal accommodation.

GARDEN

The property occupies a notably generous plot, with both front and rear gardens providing a good degree of outdoor space and privacy.

The established front garden is enclosed by mature hedging and creates a useful additional garden area, with an expanse of lawn interspersed with established flower beds, shrubs and planting. A side access provides a convenient link between the front and rear gardens, while a discreet bin store is also provided within the garden area.

A driveway sits alongside the property and provides off-road parking in front of the single garage, which also benefits from internal access via the extended reception room.

The rear garden is equally well established, featuring a combination of lawn, mature planting, flower beds and a variety of shrubs and flowering plants. An established apple tree provides an attractive focal point, whilst a patio area immediately adjoining the property offers an ideal space for outdoor dining and entertaining. The garden also accommodates a shed, together with the external boiler and oil tank.

SITUATION

The property is situated in the popular village of Yetminster, approximately eight miles from the historic market town of Sherborne. Yetminster offers a useful range of everyday amenities including a village shop, public house, café, primary school, doctors surgery and railway station, whilst the surrounding countryside provides excellent opportunities for walking and outdoor pursuits.

The nearby town of Sherborne is renowned for its historic character, independent shops, cafés, restaurants and wider range of everyday amenities. The town also offers an excellent choice of educational facilities, including highly regarded state and private schools, most notably Sherborne School and Sherborne Girls. Sherborne railway station provides a mainline service with direct trains to London Waterloo and Exeter.

For more extensive shopping and leisure requirements, Yeovil is readily accessible and provides larger supermarkets, national retailers, retail parks, leisure facilities and a wide range of services. The combination of village amenities, the excellent facilities and schooling in Sherborne, together with the larger amenities available in Yeovil, makes the area a particularly convenient place to live.

MATERIAL INFORMATION

Mains electric, water and drainage are connected to the property. Oil-fired central heating.

Broadband - Superfast 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: D

DIRECTIONS

What3words - ///door.geese.slug



Osmund Close, Yetminster, Sherborne

Approximate Area = 1108 sq ft / 102.9 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 1258 sq ft / 116.8 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



GROUND 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: 1508448



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