

Symonds & Sampson

Flat 2 Saffron Court

The Avenue, Sherborne, Dorset

2 Saffron Court

The Avenue
Sherborne
DT9 3AH

A charming two-bedroom property featuring a spacious sitting room with electric fireplace, fitted kitchen, versatile second bedroom, exposed beams and a family bathroom.

2 1 1

- Ground floor apartment
- Sought after development
- Well presented accommodation
- Allocated parking
- Close proximity to town centre

Guide Price £250,000
Leasehold

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THE DWELLING

This ground floor two bedroom property offers well-proportioned accommodation extending to approximately 654 sq ft, combining generous living space with a practical layout and characterful features.

ACCOMMODATION

The welcoming entrance hall leads through to a spacious sitting room, providing an inviting space for both relaxing and entertaining. The room is centred around an attractive electric fireplace, while exposed beam detailing adds charm and character to the accommodation.

The kitchen is thoughtfully arranged to cater for everyday culinary needs, offering ample fitted cabinetry, space for freestanding white goods and room for a breakfast dining table and chairs.

There are two generously proportioned double bedrooms, both enjoying good natural light and offering versatile accommodation. The second bedroom is currently utilised as a study, demonstrating the flexibility of the space for those working from home or requiring an additional reception or guest room.

Completing the accommodation is a bathroom fitted with a suite comprising a bath with shower, wash hand basin and WC.

OUTSIDE

Although the courtyard area to the front of the property does not form part of the registered curtilage, the vendor currently enjoys the use of this space for outdoor seating.

A designated parking space for one vehicle is situated directly opposite the property.

SITUATION

The property is situated within easy reach of Sherborne's highly regarded high street, which offers an appealing mix of boutique shops, artisan bakeries, cafés, restaurants, gastropubs and a popular farmers' market. The town is particularly well known for its excellent range of schooling, including both highly regarded state and independent options such as Sherborne School, Sherborne Girls and The Gryphon School, making it an attractive choice for families.

The mainline railway station is also within short distance, providing a direct service to London Waterloo in just over two hours, making the location particularly convenient for commuters.

Further amenities can be found in the nearby towns of Yeovil (approximately 5.5 miles) and Dorchester (approximately 18 miles). Additional transport links include a faster rail service to London Paddington from Castle Cary (around 12 miles), along with convenient access to the A303, providing routes towards the Home Counties. The regional airports at Bournemouth Airport, Bristol Airport and Exeter Airport are also all within reasonable travelling distance.

MATERIAL INFORMATION

Mains electric, water and drainage.
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: B

The property is situated within a conservation area.

LEASEHOLD INFORMATION

999 years from 21st August 1987
Service Charge is £572.26 per quarter.

DIRECTIONS

What3words - ///income.cowering.directors



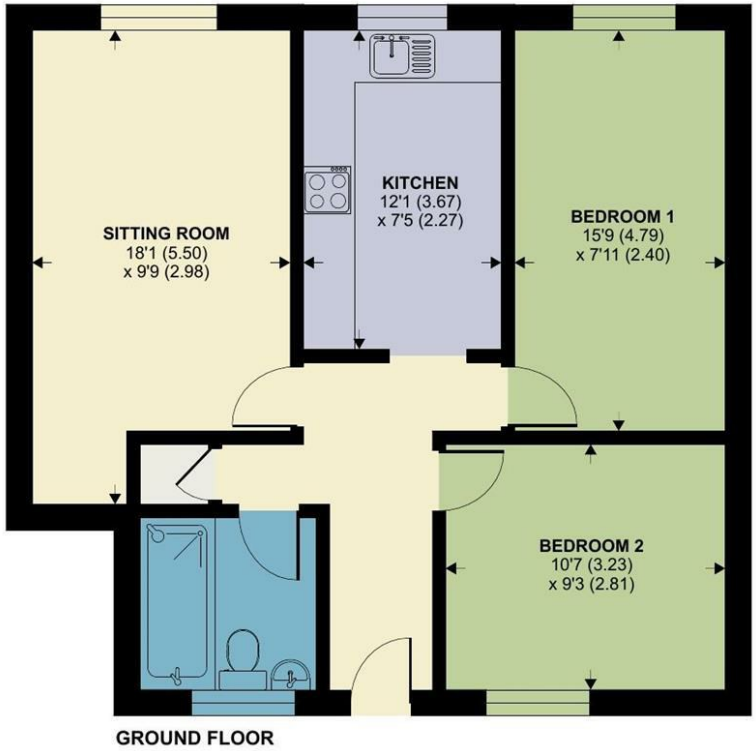




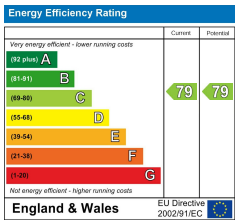
Saffron Court, The Avenue, Sherborne

Approximate Area = 654 sq ft / 60.8 sq m

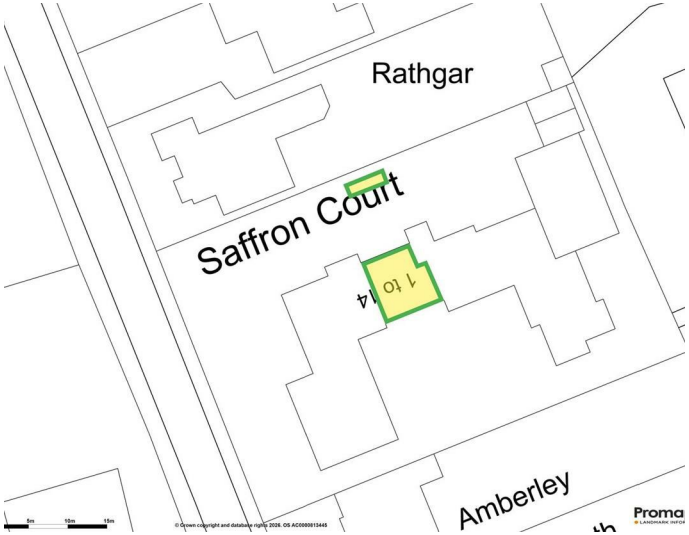
For identification only - Not to scale



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: 1538987





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