

Mayflower Cottage

Yeovil Road, Bradford Abbas, Sherborne, Dorset

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Yeovil Road
Bradford Abbas
Sherborne
Dorset
DT9 4RA

A spacious and versatile detached family home offering three double bedrooms, multiple reception rooms, two studies, and a contemporary kitchen opening to generous living and dining space. French doors lead to the rear garden, with countryside views.



- Detached three bedroom property
- Thoughtfully updated by the current vendor
 - Versatile accommodation
- Views over neighbouring countryside
 - A versatile range of outbuildings
 - Large south facing garden

Guide Price **£450,000**

Freehold

Sherborne Sales
01935 814488
sherborne@symondsandsampson.co.uk



THE DWELLING

Thoughtfully updated by the current owners, this attractive detached residence offers beautifully balanced and versatile accommodation, ideally suited to modern family living. The generous ground floor provides an excellent range of reception and living spaces, whilst the first floor comprises three well-proportioned double bedrooms.

A particular feature of the property is its impressive collection of outbuildings, currently arranged as a home office, gym and studio, offering exceptional flexibility for a variety of uses including home working, hobbies or creative pursuits.

To the rear, the property enjoys a substantial garden extending across a generous plot, with delightful views over the adjoining countryside.

ACCOMMODATION

A spacious entrance hall provides a welcoming first impression and offers practical space for coats, boots and additional storage, with access to the cloakroom and study before leading through to the kitchen.

The well-appointed kitchen is fitted with a comprehensive range of contemporary cabinetry and work surfaces, providing ample storage and preparation space together with room for freestanding appliances. Beyond, the impressive open-plan sitting and dining room forms the heart of the home. The sitting area is arranged around an attractive feature fireplace, whilst the dining area enjoys views over the rear garden, with French doors opening directly onto the terrace, creating an ideal space for both everyday living and entertaining.

Further enhancing the versatility of the accommodation are an additional reception room, also benefiting from French doors to the garden, and a second study, currently arranged as a ground-floor bedroom, offering flexibility to suit a variety of lifestyle requirements.

On the first floor, the property offers three generously proportioned double

bedrooms, two of which enjoy far-reaching views across the adjoining countryside. The bedrooms are served by a well-appointed contemporary family bathroom.

GARDEN

The gardens are a particular feature of the property, enjoying a generous plot with open views across the neighbouring countryside. A raised terrace extends from the house, providing an ideal setting for outdoor dining and entertaining, whilst the remainder of the garden is predominantly laid to lawn with a kitchen garden and a further seating area positioned at the rear boundary to make the most of the far-reaching rural outlook. Useful garden sheds provides additional external storage.

Gated side access leads to the oil tank and provides a practical link between the front and rear gardens.

To the front, the property is approached via electrically operated gates opening onto a generous gravelled driveway, providing ample parking for several vehicles. Flanking the driveway is an impressive range of outbuildings, offering exceptional flexibility and currently arranged as a gym, studio and workshop, making them equally well suited to home working, hobbies or a variety of ancillary uses.

MATERIAL INFORMATION

Mains electric and water.

Septic tank.

Oil fired central heating.

Broadband - Standard 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

Solar panel are owned outright to the property.

The property is located on a 60mph dual carriageway - A30.

SITUATION

Nestled on the Dorset/Somerset border and surrounded by attractive rolling countryside. Sherborne is renowned for its excellent selection of independent shops, cafés, restaurants and super markets, together with a wealth of cultural and recreational facilities. The town is particularly well known for its outstanding educational provision, including the prestigious Sherborne School, Sherborne Girls, Sherborne Preparatory School and The Gryphon School, making the area highly sought after by families.

For more extensive shopping, leisure and employment opportunities, the larger regional centre of Yeovil lies approximately 5 miles to the west. Yeovil offers major supermarkets, retail parks, leisure facilities, a hospital, cinema and a wide range of national retailers and services.

Communications are excellent. Sherborne railway station provides regular direct services to London Waterloo, while Yeovil Junction offers an additional mainline connection to London Waterloo. Road links are equally convenient, with easy access to the A30 and A303, providing routes towards London, the South West and the national motorway network.

The surrounding countryside offers an abundance of walking, cycling and riding opportunities, with the Jurassic Coast, a UNESCO World Heritage Site, approximately an hour's drive away, making this an ideal location for those seeking a balance of rural living and excellent connectivity.

DIRECTIONS

What3words - [///sung.spun.enjoy](https://www.what3words.com/)



Yeovil Road, Bradford Abbas, Sherborne

Approximate Area = 1622 sq ft / 150.6 sq m

Garage = 441 sq ft / 40.9 sq m

Outbuildings = 512 sq ft / 47.5 sq m

Total = 2575 sq ft / 239 sq m

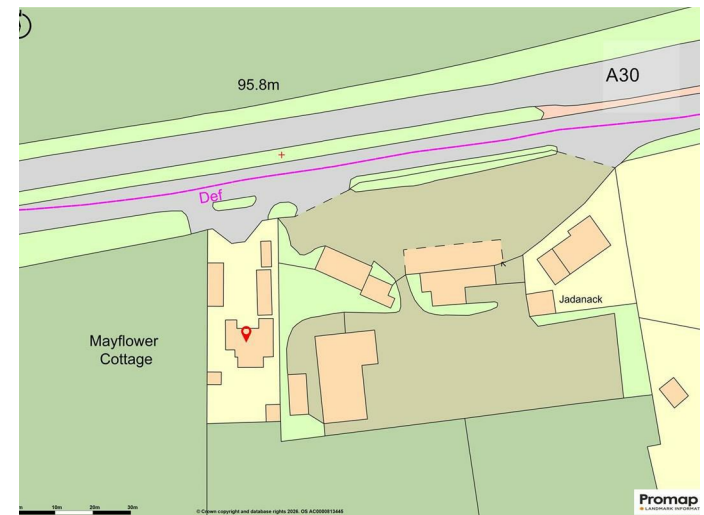
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) 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		



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: 1481957



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01935 814488

sherborne@symondsandsampson.co.uk
Symonds & Sampson LLP
4 Abbey Corner, Half Moon Street,
Sherborne, Dorset DT9 3LN



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