



61

Twelve Acres, Sherborne

61

Twelve Acres
Sherborne
DT9 4FE

Modern end-terrace property with light accommodation, open-plan kitchen, enclosed garden, generous parking and remainder of NHBC warranty.



- Semi detached three bedroom property
 - Ensuite to the master bedroom
- Benefiting from the remainder of a 10-year NHBC guarantee
 - Enclosed rear garden
 - Off street parking
- Offering close proximity to Sherborne amenities

Guide Price **£280,000**

Freehold

Sherborne Sales
01935 814488
sherborne@symondsandsampson.co.uk



THE DWELLING

Constructed of brick elevations beneath a tiled roof, the property benefits from the remainder of its NHBC warranty. The accommodation is well presented throughout, offering light and well balanced living space, and is complemented by a well-positioned plot, affording a pleasing outlook.

ACCOMMODATION

The property provides well-proportioned and efficiently arranged accommodation, well suited to modern living. The ground floor is centred around a generous open-plan kitchen/dining room, creating a highly functional and sociable environment for both day-to-day life and entertaining. French doors open directly onto the rear garden, allowing for excellent natural light and a seamless indoor-outdoor connection. The kitchen enjoys an attractive outlook over the garden and is fitted with a comprehensive range of wall and base units incorporating cupboards and drawers, together with an integrated dishwasher.

In addition, there is a comfortable sitting room featuring a useful understairs storage cupboard, while a conveniently positioned cloakroom completes the ground floor accommodation.

To the first floor, three bedrooms are arranged off the landing. The principal bedroom benefits from an ensuite shower room, and a family bathroom serves the remaining bedrooms, fitted with a contemporary white suite.

GARDEN

The garden is enclosed by fencing and is predominantly laid to lawn, creating a practical and private outdoor space. Immediately to the rear of the property lies a generous patio area. A side access gate leads to the front of the property, where ample off street parking is provided for several vehicles.

SITUATION

Located in the historic and highly sought-after Abbey Town of Sherborne, this property offers convenient access to local amenities, schools, and transport links. The main shopping street boasts a variety of independent shops, restaurants, and supermarkets like Waitrose and Sainsbury's. Nearby towns include Yeovil (5.5 miles) and Dorchester (18 miles).

Sherborne offers excellent educational options, including two primary schools, The Gryphon School for secondary education, and highly regarded private schools including the Sherborne schools, Leweston and Hazlegrove. The town provides a regular train service to Waterloo (2.5 hours),

while a faster train to Paddington (90 minutes) is available from Castle Cary (12 miles). Bournemouth, Bristol, and Exeter Airports are easily accessible.

MATERIAL INFORMATION

Mains electric, gas, water and drainage.
Gas central heating.

Broadband - Ultrafast broadband is available.
Mobile phone network coverage is likely inside on most major networks, connection available inside on some networks.
(Information from Ofcom <https://www.ofcom.org.uk>)
Dorset Council
Council Tax Band: C

There is an annual maintenance charge for the upkeep of the development, which amounts to £182.08 for the year of 2026.

NHBC Warranty expire on 27th February 2030.

DIRECTIONS

What3words - ///thrashing.annual.tripled



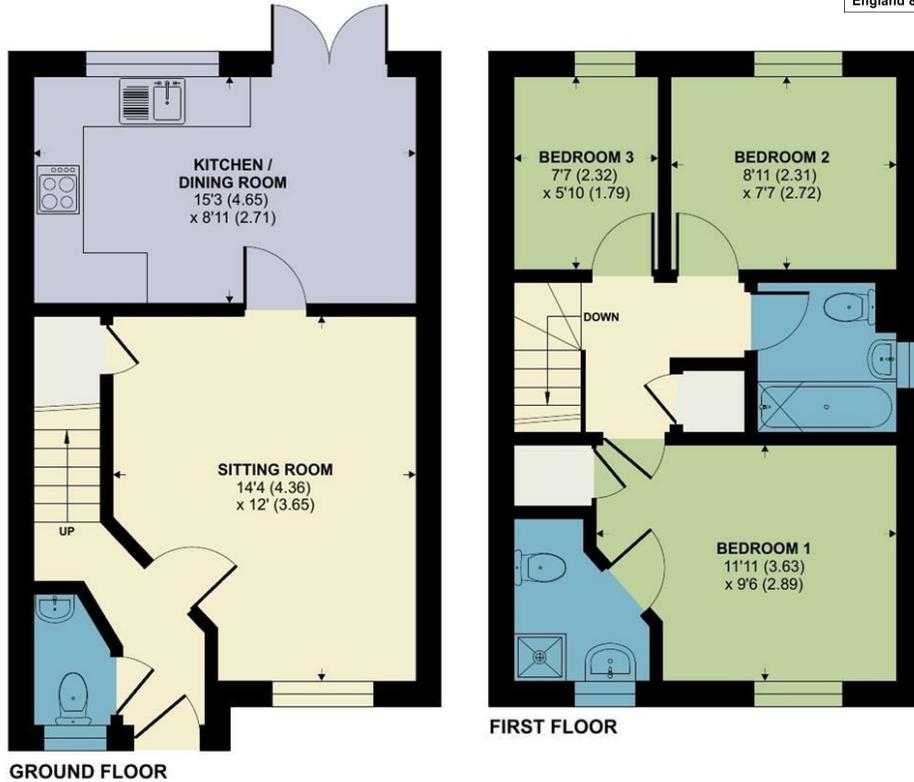


Twelve Acres, Sherborne

Approximate Area = 728 sq ft / 67.6 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		83	83
(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: 1414526



Sherb/KS/0227



01935 814488

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



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT