

93

Brook Street, Milborne Port, Sherborne

93

Brook Street
Milborne Port
Sherborne
DT9 5DN

A beautifully renovated three-bedroom home, thoughtfully designed for modern living, with a stylish open-plan kitchen/dining room and separate living room. Three well-proportioned bedrooms include a principal bedroom with built-in storage, complemented by a private enclosed garden enjoying a tranquil riverside setting.



- Refurbished throughout in 2021
- Open plan kitchen/dining room
- Three well proportioned bedrooms
 - Sought after village location
 - Private garden
 - No onward chain

Guide Price **£160,000**

Freehold

Sherborne Sales
01935 814488
sherborne@symondsandsampson.co.uk



THE DWELLING

The property offers approximately 1,033 sq ft of well-planned accommodation arranged over two floors. The ground floor provides an excellent balance of open-plan living and separate reception space, while the first floor offers three well-proportioned bedrooms.

ACCOMMODATION

On entering the property, the welcoming hallway provides access to the principal ground-floor accommodation. To one side is a generously proportioned sitting room, providing a comfortable and versatile space for relaxing and entertaining.

Opposite is the impressive open-plan kitchen/dining room, which forms the heart of the home. The modern kitchen is well appointed with a range of fitted units and integrated appliances, while the adjoining dining area provides ample space for a family dining table. The open-plan arrangement creates a bright and sociable environment, ideal for both everyday living and entertaining.

To the first floor are three well-sized bedrooms, all offering useful proportions and flexibility for family living, guests or home working. The principal bedroom benefits from a built-in wardrobe, providing valuable storage, while the remaining bedrooms are also comfortably sized.

GARDEN

Further down the pathway from the property the detached private and largely enclosed garden, offers a good degree of privacy and

seclusion. The garden is enclosed by fencing and features an established tree, adding a pleasant mature aspect to the space.

The garden backs directly onto the neighbouring river, creating an attractive outlook and providing a peaceful backdrop rarely found in village properties. The outside space offers an ideal setting for outdoor dining, entertaining or simply enjoying the surrounding environment.

SITUATION

The property occupies a delightful position in the historic village of Milborne Port, close to the Somerset/Dorset border and approximately two miles from the popular market town of Sherborne. The village provides a range of everyday amenities, including a shop, post office, public houses and primary school, with further schooling and excellent amenities available in Sherborne.

Sherborne offers a good selection of independent shops, cafés, restaurants and recreational facilities, together with highly regarded schools including Sherborne School and Sherborne Girls. The town also has a mainline railway station with services towards London Waterloo.

The surrounding countryside provides excellent opportunities for walking and outdoor pursuits, while road connections provide convenient access to Yeovil and the wider West Country.

MATERIAL INFORMATION

Mains electric, water, gas and drainage.

Gas central heating.

Broadband - Superfast broadband is available.

Mobile phone network coverage available at the property, for further information please see Ofcom.

Somerset Council - Council tax band C

Situated within a conservation area.

Under the Estate Agents Act 1979 we are required to inform any prospective purchaser that this property is owned by a 'connected person' to a member of Symonds & Sampson staff.

Planning permission has been granted for the erection of two dwellings on the neighbouring property (Application No. 24/02885/FUL). The proposed development and plans can be viewed on the Somerset Council Planning Portal.

DIRECTIONS

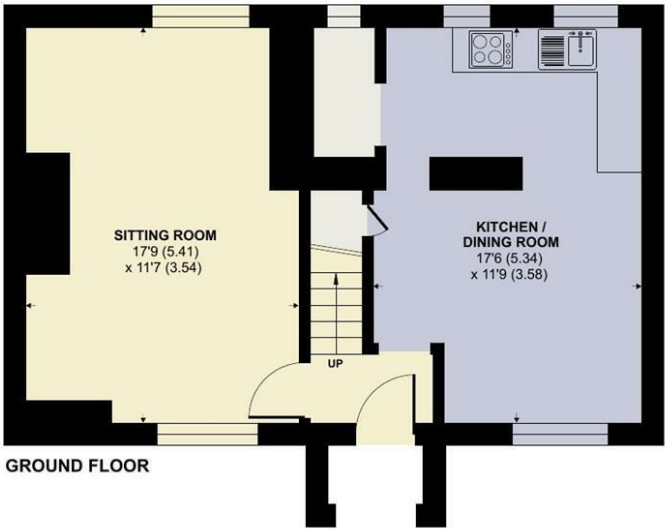
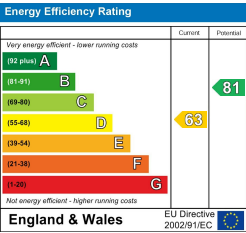
What3words - ///mainly.argue.thin



Brook Street, Milborne Port, Sherborne

Approximate Area = 1033 sq ft / 95.9 sq m

For identification only - Not to scale



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: 1514823



Sherb/KS/0926



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 they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.