



Symonds  
& Sampson

10

Twelve Acres, Sherborne, Dorset

**10**  
Twelve Acres  
Sherborne  
Dorset  
DT9 4FE

This attractive detached four-bedroom home offers spacious, light-filled accommodation with open-plan living and two versatile reception rooms. The principal bedroom features an en suite, while outside a beautifully landscaped south-easterly garden, garage and parking complete this well-presented home, ideally located close to Sherborne's amenities and excellent schools.



- Detached four bedroom residence
- Spacious, light-filled accommodation with open-plan kitchen/dining area
- Two versatile reception rooms offering flexible living space
- Principal bedroom with en suite and built-in wardrobes
- Beautifully landscaped south-easterly facing garden
  - Garage and allocated parking

Guide Price **£400,000**

Freehold

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## THE DWELLING

Built in 2016, this detached four-bedroom residence offers well-balanced, light-filled accommodation throughout. The ground floor features a modern open-plan living space alongside two separate reception rooms, providing both versatility and excellent areas for entertaining and day-to-day living.

Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with the benefit of an en suite.

Externally, the garden has been thoughtfully landscaped to take full advantage of its south-easterly aspect, creating an attractive and highly usable outdoor space. The property also benefits from a garage and an additional allocated parking space.

## ACCOMMODATION

The property is entered via a generously proportioned and welcoming entrance hall, which provides access to all principal reception rooms. To the rear, the open-plan kitchen/dining room enjoys a favourable aspect, allowing for an abundance of natural light. The kitchen is fitted with a contemporary range of sleek units, complemented by high-quality worktops and a selection of integrated appliances, catering well to modern culinary needs. The adjoining dining area features French doors opening onto the garden, creating an ideal space for both everyday living and entertaining.

Leading off the kitchen is a useful utility room, offering additional space for white goods and further cabinetry, with a door providing access to the rear garden. A cloakroom is also conveniently located off the utility. Flanking the entrance hall are two reception rooms, both well-proportioned and filled with natural light, offering a high degree

of flexibility for a variety of uses.

The first floor comprises a spacious and light-filled landing, enhanced by a window over the stairwell, and includes a linen cupboard. The principal bedroom, positioned to the rear, benefits from ample built-in wardrobes and an en suite shower room. Bedrooms two and three are both comfortable doubles and also feature built-in wardrobes. The bedrooms are well served by a modern family bathroom.

## GARDEN

The garden has been thoughtfully landscaped by the current owner to take full advantage of its south-easterly aspect. Designed across terraced levels, it features an elevated patio area directly adjoining the property, complete with strategically positioned lighting, creating an ideal setting for outdoor dining and entertaining.

Steps lead down to a well-maintained lawn, with a central pathway framed by box hedging, while the borders are planted with a variety of established flower beds. A high-quality summer house, equipped with light and power, provides a versatile additional space.

To the rear of the garden, a gate gives access to off-street parking and a single garage. Side access leads back to the front of the property, where the frontage is attractively arranged with established planting and box hedging.

## 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 are connected to the property. 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: E

The property is subject to an annual maintenance charge for the upkeep of the development, with the charge for 2026 set at £182.08.

## DIRECTIONS

What3words - [///settled.stall.shoulders](https://www.what3words.com/#!/en-gb/09wqg4w4/09wqg4w4/09wqg4w4)



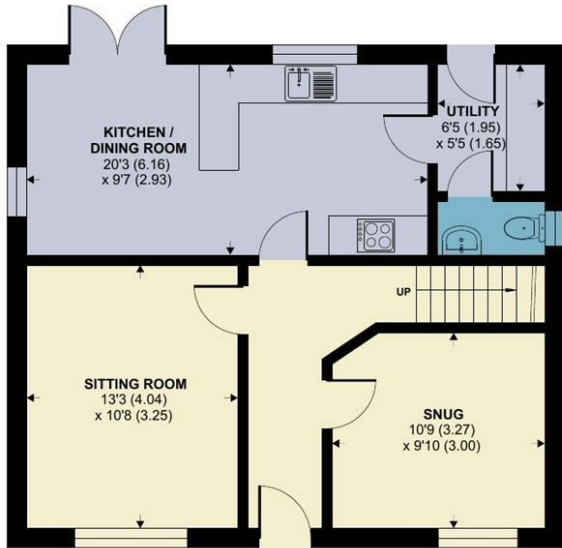
# Twelve Acres, Sherborne

Approximate Area = 1220 sq ft / 113.3 sq m  
 Garage = 175 sq ft / 16.2 sq m  
 Outbuilding = 52 sq ft / 4.8 sq m  
 Total = 1447 sq ft / 134.3 sq m

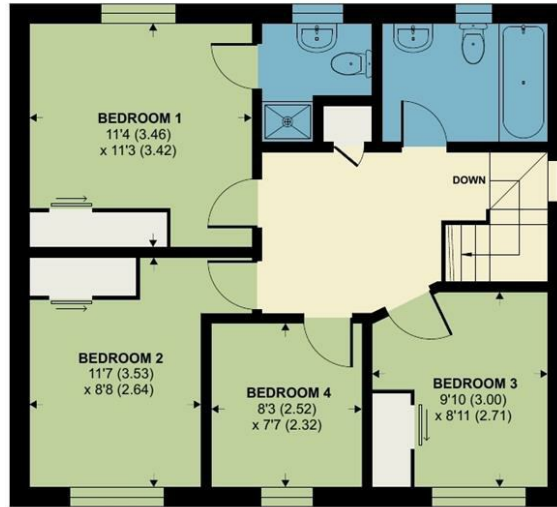
For identification only - Not to scale



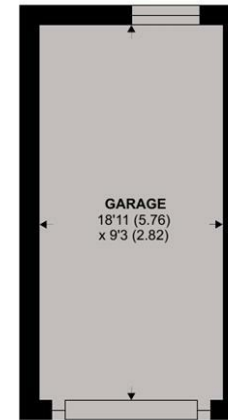
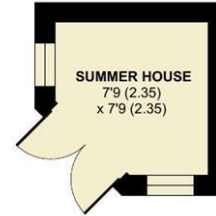
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 (plus) A			
(81-91) B			
(69-80) C		79	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



FIRST 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: 1440228



Sherb/JM/0426



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