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Kenelm Close, Sherborne

7

Kenelm Close
Sherborne
DT9 6BL

Situated in a highly regarded area of Sherborne, this exclusive development is known for its high standard of finish. This attractive double-fronted property offers three bedrooms, a south-facing garden, and further benefits from a garage and off-street parking.



- Detached three bedroom residence
- Well presented accommodation throughout
 - Sought after residential location
 - South facing garden
 - Garage with additional off-street parking
- Conveniently located close to Sherborne's town centre and amenities



Offers In Excess Of **£500,000**
Freehold

Sherborne Sales
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THE DWELLING

Constructed in 2006, this property forms part of an exclusive development in a prime Sherborne location. Offering three bedrooms and a well-maintained southerly-facing garden, the home is beautifully presented throughout.

ACCOMMODATION

The entrance hall provides access to a cloakroom and an understairs cupboard. To the front of the property is a well-proportioned dining room, featuring an electric fireplace as a focal point.

To the rear, the spacious kitchen/diner offers ample cabinetry and caters to all culinary needs, with generous space for dining furniture. This area leads through to the garden room, which enjoys a pleasant outlook over the rear garden. With French doors opening onto the patio terrace and an electric fireplace as a central feature, the garden room is a bright and inviting space for year-round enjoyment.

Upstairs, the master bedroom enjoys dual aspects, built-in wardrobes, and a modern en-suite shower room. A further double bedroom to the rear takes full advantage of far-reaching views across Sherborne's surrounding countryside, while the third bedroom, a comfortable single or small double, is positioned at the front of the house. The family bathroom serves the two remaining bedrooms and is fitted with a complete suite.

GARDEN

The garden features a wrap-around patio terrace, perfectly positioned to make the most of its elevated, southerly aspect. A lawn sits at the heart of the garden, bordered by mature flower beds that add colour and character throughout the seasons.

A garden shed is conveniently located just off the patio, alongside pedestrian access to the single garage. The garage is equipped with lighting and power, and has been enhanced by the current owner with the addition of rafter storage accessed via a pull-down ladder, maximising the usable space.

To the front of the garage, further driveway parking is available.

SITUATION

located within a quiet, exclusive cul-de-sac just off Bradford Road, one of Sherborne's most desirable residential areas. This sought-after location offers a rare combination of peace and privacy while being just a short walk from Sherborne's historic town centre, with its wide range of independent shops, cafés, restaurants, and weekly markets.

Sherborne is particularly well-regarded for its educational options, including Sherborne School, Sherborne Girls, and The Gryphon School (state sector), all within easy reach. The town also benefits from a mainline railway station, providing regular direct services to London Waterloo in just over two hours—making it ideal for commuters or those seeking access to the capital.

The surrounding Dorset countryside offers an abundance of walking routes and scenic views, while nearby Yeovil (approx. 6 miles) provides a wider range of national retailers, supermarkets, and leisure facilities.

Kenelm Close itself is a small, well-maintained development built to a high standard, offering a peaceful, community-oriented environment in one of Sherborne's most prestigious addresses.

MATERIAL INFORMATION

Mains water, electricity, gas 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: D

DIRECTIONS

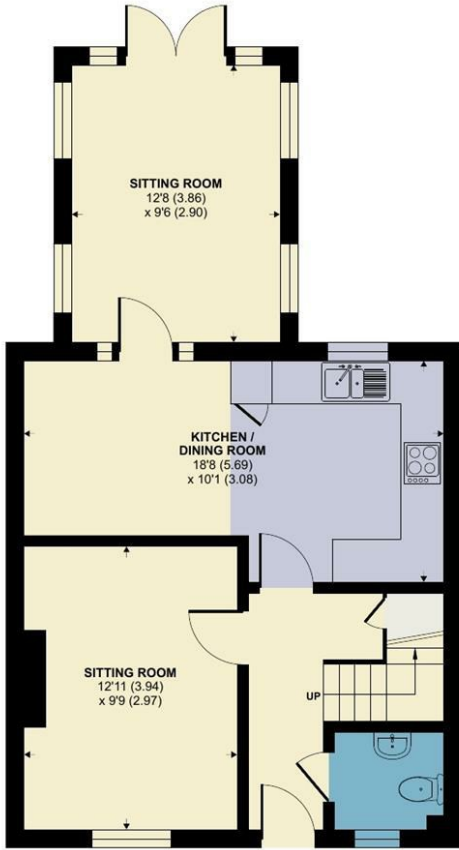
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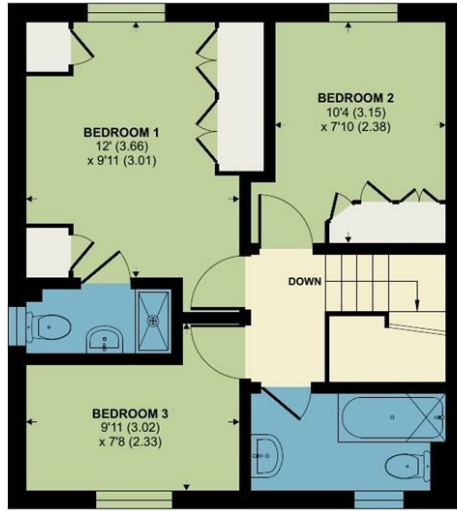
Kenelm Close, Sherborne

Approximate Area = 948 sq ft / 88 sq m
 Garage = 193 sq ft / 17.9 sq m
 Total = 1141 sq ft / 105.9 sq m
 For identification only - Not to scale

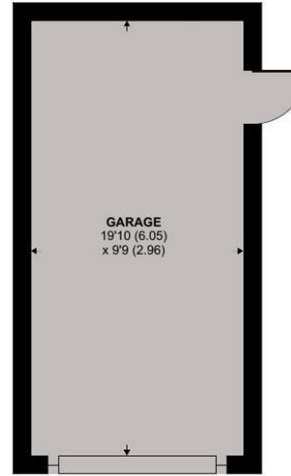
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			85
(71-81) B			
(69-70) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1361323



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