

A two-story stone house with a dark grey tiled roof and three brick chimneys. The house features a central red door flanked by two bay windows with grey tiled roofs. To the left is a light green door and to the right is a teal door. The house is surrounded by lush greenery and a paved path leads to the entrance.

Symonds
& Sampson

White Rose

3 Clarence Villas, Coldharbour, Sherborne, Dorset

White Rose

3 Clarence Villas, Coldharbour
Sherborne
DT9 4AD

A charming late Victorian home, thoughtfully renovated and beautifully presented throughout, offering versatile accommodation over three floors. Featuring three bedrooms, characterful reception rooms, a converted loft, stylish kitchen and landscaped rear garden with patio and shed. Ideally situated close to Sherborne's renowned schools, High Street, Abbey and mainline station.



- Attractive late Victorian property retaining a wealth of period charm and character
- Thoughtfully renovated and well presented throughout
- Versatile accommodation arranged over three floors
 - Two reception rooms
 - Three bedrooms
 - Landscaped garden
- Highly desirable Sherborne location

Guide Price £325,000

Freehold

Sherborne Sales
01935 814488
sherborne@symondsandsampson.co.uk



THE DWELLING

Dating from circa 1890, this attractive late Victorian home retains much of the charm and character associated with its period, whilst benefiting from a thoughtful programme of improvements by the current vendor. The property has been carefully renovated throughout, including the creation of a versatile loft conversion and landscaping of the rear garden. The result is a well-presented and characterful home, offering well-proportioned and flexible accommodation arranged over three floors, with a pleasing blend of period features and contemporary living.

ACCOMMODATION

The entrance hall leads into the principal reception rooms. The sitting room, positioned at the front of the property, is centred around a feature fireplace and benefits from an attractive bay window, with double doors opening into the dining room. A further feature fireplace creates a focal point, whilst a door leads through to the rear porch, offering useful additional space and potential to further enhance the ground floor, subject to the necessary consents.

The kitchen is fitted with a good range of cabinetry and solid timber worktops, providing a practical and characterful space for everyday living. Beyond is a useful utility room and cloakroom, with provision for white goods.

The first floor provides two well-proportioned bedrooms, with the principal bedroom enjoying a feature fireplace, together with a stylish family bathroom.

The second floor, created as part of the loft conversion, provides a particularly versatile and light-filled additional bedroom, with Velux windows and an adjoining cloakroom. This space could equally serve as a generous bedroom, home office or additional living area.

GARDEN

The garden has been thoughtfully landscaped to make the most of the available space. Steps rise from the rear of the property to a well-maintained lawn, bordered by established planting, mature shrubs and attractive flower beds. To the rear, a beautifully paved patio provides an ideal setting for alfresco dining and outdoor entertaining. A useful garden shed is also situated within the garden, providing storage.

MATERIAL INFORMATION

Mains electric, gas, 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: C

The property is situated within a conservation area.

The property benefits from a right of way providing side access to

the rear. No. 4 Clarence Villas also has a right of way over the property for rear access, whilst retaining its own separate side access to the opposite side.

SITUATION

This property is situated just a short distance from Sherborne's highly regarded High Street, with its vibrant mix of boutique shops, artisan bakeries, cafés, restaurants, gastropubs and popular farmers' market. The historic Sherborne Abbey, Almshouses and renowned schools are all within close proximity, with excellent educational opportunities available locally, including Sherborne's well-regarded independent schools and respected state schools. The mainline railway station is also nearby, offering a direct service to London Waterloo in just over two hours, making this an exceptionally convenient and desirable location.

Larger amenities can be found in Yeovil (5.5 miles) and Dorchester (18 miles), whilst excellent transport links include a faster service to London Paddington from Castle Cary (12 miles) and easy access to the A303, connecting with the Home Counties. Bournemouth, Bristol and Exeter airports are also within convenient reach.

DIRECTIONS

What3words - [///undercuts.stored.tractor](#)



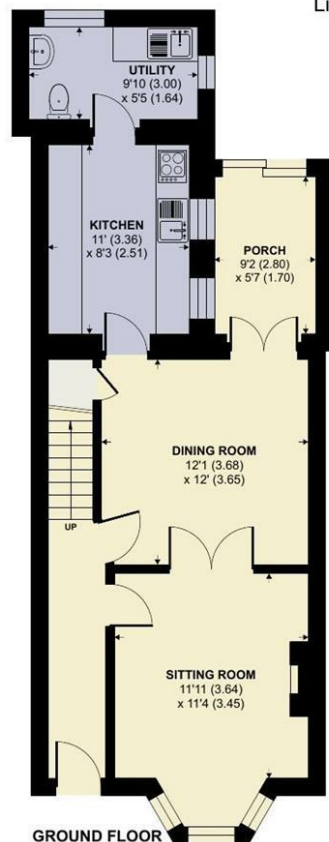
Clarence Villas, Coldharbour, Sherborne

Approximate Area = 1295 sq ft / 120.3 sq m

Limited Use Area(s) = 55 sq ft / 5.1 sq m

Total = 1350 sq ft / 125.4 sq m

For identification only - Not to scale



Denotes restricted head height

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	77
	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: 1511913



Sherb/JM/0226



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.

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