



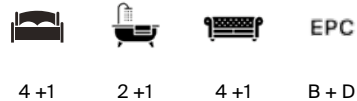
# WRENFIELD

Bradford Road, Sherborne, Dorset



# A LARGE CONTEMPORARY FAMILY HOME

situated on the sought after Bradford Road, which is only a short distance from the town centre of Sherborne.



Local Authority: Dorset Council

Council Tax band: G

Tenure: Freehold

Postcode: DT9 6BW What3Words: ///recapture.blinking.briskly

Services: Main electricity, water, drainage & gas. Gas-fired central heating. Fibre broadband and PV Solar panels.

Viewings strictly by appointment only through Knight Frank LLP

## LOCATION

Wrenfield is situated in a popular residential area, on the edge of the attractive Abbey town of Sherborne, which has a wide range of independent shops with a vibrant high street. For wider needs there are Waitrose and Sainsbury's supermarkets. Sherborne also has a Post Office, sports centres and a variety of pharmacies, doctor, dental and veterinary surgeries together with The Yeatman Hospital. Sherborne station has a direct rail service to Waterloo (2.25 hours) and there is a direct service from Castle Cary to Paddington (90 minutes). Bournemouth, Bristol and Exeter Airports are all about one hour's drive. In addition, the local area offers a wide choice of schools, including the highly regarded Gryphon School and three independent schools within the town. Other nearby private schools include Leweston, Port Regis, Bryanston and Canford.

Sherborne town centre 1 mile | Sherborne train station 1.3 miles (Waterloo 2.25 hours) | Yeovil 6 miles | Wincanton/A303 10 miles | Castle Cary station 14.5 miles (Paddington 90 minutes) Dorchester 18 miles | Taunton M5 (J25) 30 miles | Bristol Airport 41 miles | (Distances and times approximate).







## PROPERTY

Wrenfield is a large detached family home built in the 1960's, with later additions. Constructed of red brick elevations under a tiled roof, the front of which has a full covering of PV solar panels which help the property benefit from an impressive EPC Rating B. There is a single storey glazed and flat roofed garden room which wraps around the front and side elevation with a further flat roofed kitchen extension to the rear.

The accommodation which offers spacious family living, comprises of a large entrance hall, sitting room, dining room, family room, kitchen/breakfast room, utility room, WC, rear porch and rear hallway. The rear hallway leads up to the first floor self-contained one bedroom apartment, with its own private access, kitchen, living room and large bathroom, ideal for a dependent relative or alternatively could be used to provide additional letting income.

On the first floor in the main house there are four double bedrooms, the principal bedroom having an ensuite shower room, together a separate family bathroom.

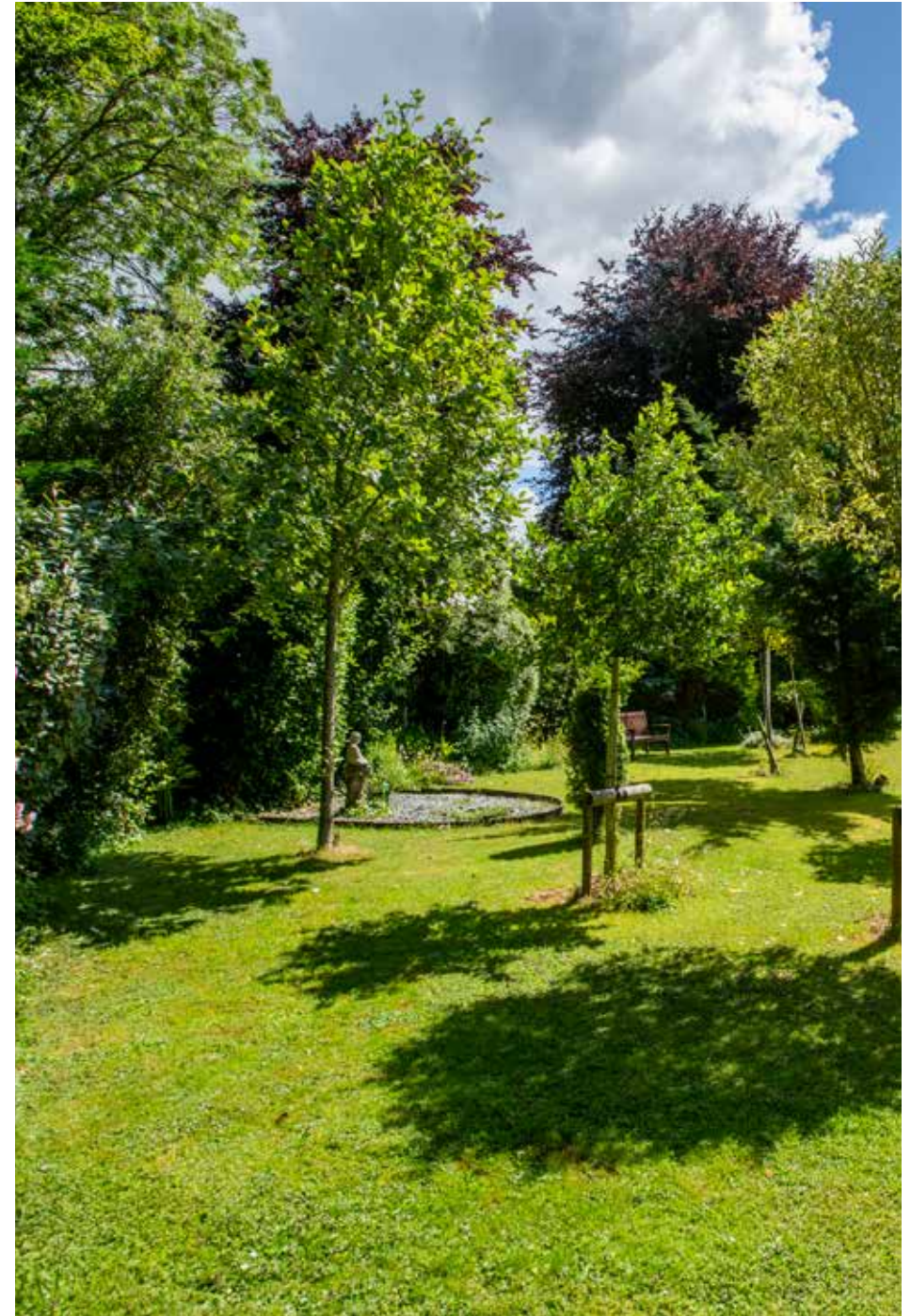






## OUTSIDE

Wrenfield is situated on the very popular and sought after Bradford Road, which is just a short walk to Sherborne town centre. The property is approached onto a private driveway leading to a large open parking area with an adjacent integral double garage with EV charging point. There is a sizeable front garden which is mainly laid to lawn, along with mature shrubs and planted borders. To the rear of the property, there is a beautiful terraced area with double doors leading to the family room as well as the kitchen/breakfast room, perfect for alfresco entertaining. The rest of the garden features a pond and mature shrubs and trees providing the perfect tranquil escape. The property also benefits from an impressive well maintained heated swimming pool, which lies adjacent to the outdoor seating area.





# Bradford Road

## Sherborne

Gross Internal Area (Approx.)

Main House (Incl. Apartment) = 306 sq m / 3,293 sq ft

Garage = 30 sq m / 323 sq ft

Total Area = 336 sq m / 3,616 sq ft



- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.



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