Symonds & Sampson

# 8

Coombe Terrace, Sherborne, Dorset

# 8
## Coombe Terrace
## Sherborne
## Dorset
## DT9 4DA

An attractive three-bedroom Victorian terraced residence. This charming property offers well-balanced accommodation arranged over three floors. Rich in period character and complemented by an abundance of natural light throughout, creating a warm and inviting atmosphere that blends timeless elegance whilst offering a sought after location.

3 1 2

- Period property offering characterful features throughout
- Three bedrooms
- Two reception rooms
- South-westerly aspect rear garden
- Close proximity to Sherborne amenities and the neighbouring countryside of Coombe
- No onward chain

Guide Price **£293,000**

Freehold

Sherborne Sales
01935 814488
sherborne@symondsandsampson.co.uk

## THE DWELLING

An exceptionally attractive three bedroom Victorian terraced residence, exhibiting characterful and aesthetically pleasing natural stone elevations, this distinguished property offers elegant proportions arranged across three floors. The property offers an array of fine period features, including notably high ceilings, charming inset window seats and an abundance of natural light, which together create a wonderfully bright and refined interior.

The ground floor comprises two reception rooms, affording both versatility and sophistication in equal measure, ideal for both formal entertaining and relaxed day-to-day living. The upper floors provide three generously sized double bedrooms.

Superbly situated, the property enjoys close proximity to the amenities and cultural offerings of Sherborne town centre, whilst also benefitting from swift access to the surrounding rolling countryside. This enviable positioning affords a quintessentially idyllic lifestyle, seamlessly blending the tranquillity of rural living with the convenience and charm of a historic market town setting.

## ACCOMMODATION

Upon entering, you are welcomed into a well-proportioned sitting room, where the entrance is subtly defined by an internal partition. The room is centred around an attractive limestone fireplace, with a large sash window allowing natural light to pour in.

The adjoining dining room continues the character feel, with a window overlooking to the back garden and access to a useful understairs cupboard. To the rear, the kitchen comprises a seating area, double drainer sink, electric cooker and a range of cabinetry and space for white goods. This leads through to the utility which has a secondary sink/drainer and additional storage, offering direct access to the rear garden.

The first floor comprises two double bedrooms, including a generous principal bedroom with a sash window and ample space for furnishings. The family bathroom is also located on this level, with access to the airing cupboard containing a hot water cylinder.

The second floor features a light and spacious loft conversion, with a large window, good ceiling height and access to eaves storage, providing a versatile additional room.

## GARDEN

The rear garden has been thoughtfully landscaped, featuring terraced levels with limestone patio areas throughout. Well-arranged planting beds create an established and attractive setting, all benefiting from a desirable south-westerly aspect. The garden also includes a shed and the stone wall and timber fenced boundaries provide an secluded character to the garden.

## SITUATION

Set within the historic and highly sought-after Abbey town of Sherborne, this distinguished property enjoys an enviable position with convenient access to an excellent range of local amenities, well-regarded schools, and transport connections. The charming high street offers an appealing selection of independent boutiques, restaurants, and cafés, alongside well-known retailers including Waitrose and Sainsbury's. The nearby towns of Yeovil (approximately 5.5 miles) and Dorchester (around 18 miles) further enhance the area's accessibility.

Sherborne is renowned for its exceptional educational provision, with a choice of primary schools, The Gryphon School for secondary education, and an outstanding collection of prestigious independent schools including Sherborne School, Sherborne Girls, Leweston, and Hazlegrove.

For commuters, the town benefits from a direct rail service to London Waterloo (approximately 2.5 hours), while a faster connection to London Paddington (circa 90 minutes) can be accessed from Castle Cary, approximately 12 miles distant. The regional airports of Bournemouth, Bristol, and Exeter are also within comfortable reach.

Of particular note, the property enjoys easy access to Coombe, with its network of scenic footpaths and countryside walks, ideal for those seeking a rural escape close to home. In addition, a nearby pedestrian pathway leads directly to Blackberry Lane, opposite which lies the picturesque Quarr Local Nature Reserve—an idyllic setting offering open green space and tranquil surroundings, perfectly suited to both leisurely walks and dog walking alike.

## MATERIAL INFORMATION

Mains electric, gas, water and drainage connected to the property.
Gas central heating and hot water with back boiler serving radiators in all the rooms except the utility.

Broadband - Ultrafast broadband is available.
There is mobile coverage available in the area, please refer to Ofcom's website for more details.
Dorset Council Tax Band: C

The property offers shared access across the front steps with the neighbouring property, of which the property is subject to half of the costings for repairs as and when needed.

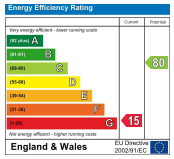
Probate granted.

Located within a conservation area but is not listed.

Flooding – the Government's flood risk assessment gives the flood risk of an area, not a specific property. The owners report there have been no issues for this property with flooding during their ownership.

## DIRECTIONS

What3words - ///putts.introduce.slices




# Coombe Terrace, Sherborne

Approximate Area = 1129 sq ft / 104.8 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: 1429910

Sherb/JM/0326


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: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.