



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Clanfield
Sherborne

Guide Price
£290,000

A well-designed three-bedroom semi-detached home offering approximately 962 sq ft of carefully arranged living space, positioned within the sought-after town of Sherborne. This is a home that feels both welcoming and practical from the moment you step inside, with a layout that lends itself naturally to modern day living.

The property enjoys an excellent balance of open and defined spaces, creating flexibility for a variety of lifestyles, whether that be growing families, professional couples or those looking to downsize without compromising on comfort. The ground floor has a natural flow between rooms, allowing light to travel through the house and enhancing the sense of space throughout. The proportions are well judged, offering comfortable room sizes without wasted areas.

Upstairs, the arrangement continues to feel well balanced, providing privacy away from the main living areas while maintaining a connected and homely atmosphere. Overall, the property presents a fantastic opportunity to secure a bright and well-located home within a popular residential area of Sherborne.

Externally, the enclosed rear garden and off-road parking to the front add further practicality, making this an appealing and complete package in a sought-after town setting.

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

t. 01258 473030
sales@mortonnew.co.uk
www.mortonnew.co.uk

| 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 | | EU Directive | |



Accommodation

Inside
A porch opens into the entrance hall with the stairs directly in front. To the right is the lounge with an archway flowing into additional sitting room. This space is currently used as a play area, making it ideal for everyday family life as well as entertaining guests. From here is the dining area leading through to the kitchen. French doors from the dining area open directly onto the rear garden, extending the living space during warmer months.

The kitchen is fitted in a modern style with a range of wall and base units, generous worktop space and a built-in range cooker with gas hob and extractor above. There is an integrated dishwasher and tuble dryer with space for a fridge freezer and washing machine, and the layout has been designed to maximise storage and practicality.

On the first floor, the main bedroom

offers a comfortable double room, while the second bedroom is also well-proportioned. The third bedroom provides versatility, ideal as a child's room, study or guest room. The family bathroom is fitted with a bath, shower, wash hand basin and WC.

Outside

The rear garden is arranged with a combination of lawn and patio, offering space for outdoor seating and play. It is enclosed and provides a good degree of privacy, with a garden gate to the rear. A shed provides additional storage. The garden enjoys a north-easterly orientation.

The property also benefits from two off-road parking spaces to the front of the property.

Useful Information

Energy Efficiency Rating tbc
Council Tax Band C
Gas Fired Central Heating

Mains Drainage
Freehold

Location and Directions

Sherborne is a highly desirable and historic Abbey town offering an excellent range of independent shops, cafés, restaurants and everyday amenities. The town is renowned for its beautiful architecture, including Sherborne Abbey and two historic castles, along with highly regarded schooling options. Sherborne benefits from a mainline railway station with direct services to London Waterloo and easy access to surrounding towns and countryside, making it an attractive location for commuters and families alike.

Postcode DT9 6AZ

What3words
///seaside.reception.parties

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