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Hanover View, Milborne Port, Sherborne

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Hanover View
Milborne Port
Sherborne
DT9 5FW

This impressive detached five-bedroom residence showcases high-quality contemporary design throughout, with spacious interiors and an emphasis on open-plan living. The property further benefits from a double garage, driveway parking and a generously sized, landscaped garden.



- Detached five bedroom residence
- Contemporary hi end finishes throughout
 - Three reception rooms
 - Three ensuites
 - Views over neighbouring countryside
 - Wood burner
- Double garage and off street parking
- Benefiting from the remainder of a 10-year NHBC guarantee
- Situated in the well served village of Milborne Port

Offers In Excess Of **£588,000**

Freehold

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THE DWELLING

This contemporary, detached five-bedroom property has been thoughtfully designed and constructed, featuring high ceilings, high-end appliances, and a quality finish throughout. The residence offers spacious, light-filled accommodation across two floors, including open-plan living as well as three additional reception rooms. There are five bedrooms in total, three of which benefit from their own ensuite bathrooms.

ACCOMMODATION

The property is introduced by an impressive entrance, setting the tone for the exceptional quality and thoughtful design evident throughout. The ground floor accommodation has been carefully arranged to create a natural flow, combining well-proportioned reception spaces with a strong emphasis on light, balance and modern living. From the entrance hall, there is also access to a well-appointed cloakroom.

The sitting room offers an inviting space, featuring a front-facing bay window and centred around a fireplace with a wood burner, providing a natural focal point. The room benefits from a dual-aspect orientation, enhancing the sense of light and space. Opposite, the dining room mirrors this design with a further bay window.

To the rear, the property opens into a striking open-plan kitchen/dining/living space, designed with both functionality and style in mind. The kitchen is beautifully appointed, centred around an island unit and fitted with a comprehensive range of high-quality cabinetry. Premium integrated appliances, including eye-level ovens, are seamlessly incorporated alongside an array of integrated appliances, while quartz worktops provide a sleek and durable finish.

This space has been designed for modern living, offering clearly defined areas for cooking, dining, and relaxation, all unified within an open and contemporary layout enhanced by expansive bi-fold doors span the rear elevation.

A well-equipped utility room continues the high specification, providing additional storage, worktop space and room for appliances, while also housing the boiler and offering side access.

Further enhancing the versatility of the ground floor, a separate study or additional reception room features French doors opening onto the garden.

The first floor is equally impressive, with a spacious galleried landing leading to five well-appointed bedrooms. The principal suite is positioned to the front, enjoying elevated views over the surrounding countryside. Generous in scale, it benefits from air conditioning, built-in wardrobes alongside a dressing area and a contemporary en suite shower room with a walk-in shower. This room also benefits from air conditioning.

Bedrooms two and three are both substantial doubles, each featuring built-in storage and their own en suite shower rooms, with bedroom two further benefiting from air conditioning. Bedroom four provides a further comfortable double, while bedroom five offers flexibility as a dressing room, study, or single bedroom with built in wardrobe. The family bathroom is also located on this level.

Throughout, the property reflects a strong emphasis on quality craftsmanship, with a cohesive, high-end contemporary finish that runs consistently from room to room, creating a home that is both elegant and highly functional.





GARDEN

The rear garden has been thoughtfully landscaped to provide an attractive and low-maintenance outdoor space. A generous terrace patio lies immediately adjacent to the property, ideal for al fresco dining and entertaining, with a designated barbecue area. The garden also benefits from an outside tap providing both hot and cold water.

Beyond, the garden is predominantly laid to artificial lawn, bordered by well-stocked, mature planting beds featuring an array of established trees and shrubs.

A side passage provides access to a useful log and bin store, while a pathway leads to a rear gate, opening onto the driveway. The property benefits from ample driveway parking for several vehicles, securely positioned behind wooden gates, and leads to a double garage equipped with light, power and additional rafter storage.

SITUATION

Located in the heart of Milborne Port on a quiet no-through road, this charming setting combines convenience with tranquillity. The village offers an excellent range

of local amenities, including Milborne Port Butchers, an award-winning fish and chip shop, a weekly produce market, Co-op store, doctors' surgery, pharmacy, and hairdresser. The highly regarded fine dining restaurant, The Clockspire, is also just a short stroll away.

Milborne Port lies only a short drive from the historic town of Sherborne, which provides a further selection of shops, boutiques, cafés, and a Waitrose supermarket. The larger towns of Yeovil (approximately 5.5 miles) and Dorchester (around 18 miles) are also within easy reach. Sherborne benefits from a mainline railway station offering a regular service to London Waterloo, while nearby Castle Cary provides fast trains to London Paddington.

The village is served by a well-regarded primary school, with further excellent educational options available in Sherborne. Secondary education is provided by The Gryphon School, and there are several highly respected independent schools in the area, including the Sherborne Schools, Leweston, Hazlegrove, and the Bruton Schools.

MATERIAL INFORMATION

Mains electric, water, gas and drainage.
Gas central heating.

Broadband - Ultrafast broadband is available.
Mobile phone network coverage available at the property, for further information please see Ofcom.
Somerset Council
Council Tax Band: F

There is an annual maintenance charge for the upkeep of the development, which amounts to £437.09 for the year of 2026.

NHBC Warranty expire on 12th December 2030.

DIRECTIONS

What3words - ///only.lotteries.strides

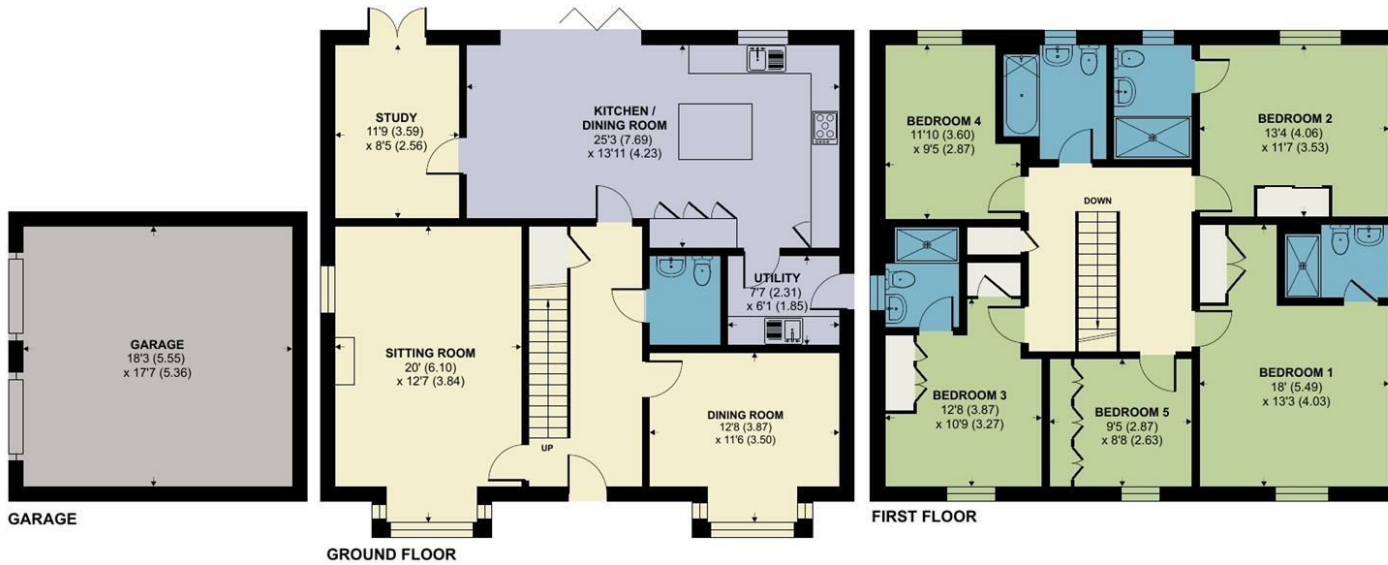


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Approximate Area = 2067 sq ft / 192 sq m
 Garage = 320 sq ft / 29.7 sq m
 Total = 2387 sq ft / 221.7 sq m
 For identification only - Not to scale



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| 192 plus | A | 85 | 92 |
| (151-191) | B | | |
| (99-150) | C | | |
| (55-98) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1430682



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