



Symonds
& Sampson

56

Old Tannery Way, Milborne Port

56

Old Tannery Way
Milborne Port
DT9 5GA

This three-bedroom townhouse offers well-presented accommodation throughout, complemented by a landscaped rear garden, off-street parking and a garage.



- Three bedroom townhouse
- Offering well presented accommodation throughout
 - Open plan kitchen diner
 - Low maintenance rear garden
 - Garage and off street parking
- Sought after location with close proximity to amenities

Offers In Excess Of **£270,000**

Freehold

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DWELLING

Constructed in 2013 with attractive stone elevations beneath a tile roof, this three bedroom end of terrace townhouse offers flexible accommodation arranged over three thoughtfully designed floors. The property features open-plan living space, a landscaped rear garden, and off street parking for several cars.

ACCOMMODATION

Entered through an enclosed porch with built-in storage, the ground floor opens into a welcoming entrance hall providing access to a utility room and the integral garage. The utility room is fitted with cabinetry and space for white goods, and also includes a WC and wash hand basin.

Stairs rise to the first floor, where the main living areas are located. A central landing leads to a generously proportioned living room at the rear of the property, with French doors opening directly to the garden. To the front, the open-plan kitchen/dining room is ideally designed for modern living, offering ample space for dining furniture. The kitchen is well-equipped to meet all culinary needs, while French doors open to a Juliet balcony, filling the room with natural light and creating a bright, airy feel.

The second floor hosts three bedrooms and the family bathroom. The principal and second bedrooms are both

good-sized doubles, each with built-in storage, while the third bedroom provides a versatile additional space. All are well served by the modern family bathroom. A storage cupboard on this level also houses the boiler.

GARDEN

Thoughtfully landscaped by the current owners, the rear garden—accessed from the first floor—features a decking area directly adjacent to the property, with a further patio area positioned to the rear. Flower borders line the rear boundary, complemented by a garden shed and a trellised rear fence.

To the front, the driveway provides off-street parking and leads to the integral garage, which is fitted with an up-and-over door, power, and lighting.

MATERIAL INFORMATION

Mains electric, drainage and water connected to the property

Gas central heating. New boiler installed in September 2025.

Broadband - Superfast broadband is available

Mobile phone network coverage is available, for further information please refer to www.ofcom.org.uk

Somerset Council

Council Tax Band: C

Maintenance fee to trinity estates for general upkeep of the estate is £37.17 per month.

SITUATION

Situated within close proximity to local amenities including Milborne Port Butchers, an award-winning fish and chip shop, a weekly produce market, a Co-op store, doctors' surgery, pharmacy and hairdresser. The Clockspire, a fine dining restaurant, is also nearby.

Milborne Port is a short drive from the historic town of Sherborne, offering a range of shops, businesses, and a Waitrose supermarket. Yeovil (5.5 miles) and Dorchester (18 miles) are also within reach. Sherborne has a regular mainline service to Waterloo, and Castle Cary offers fast trains to Paddington.

The village is served by a highly regarded primary school, with Sherborne offering additional options. Secondary education is provided by The Gryphon School, while private schools nearby include the Sherborne schools, Leweston, Hazlegrove, and the Bruton schools.

DIRECTIONS

What3words - [///aspect.whiplash.dabbled](https://www.what3words.com/aspect.whiplash.dabbled)

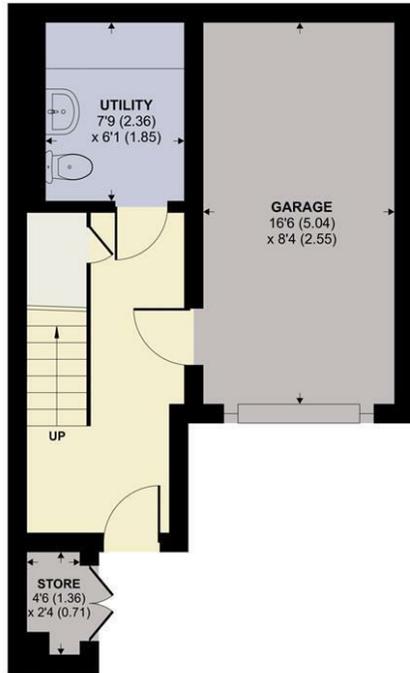


Old Tannery Way, Milborne Port, Sherborne

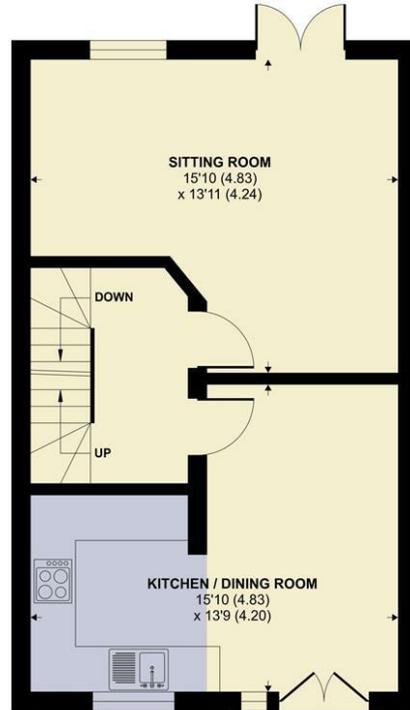
Approximate Area = 1029 sq ft / 95.5 sq m
 Garage = 138 sq ft / 12.8 sq m
 Outbuilding = 10 sq ft / 0.9 sq m
 Total = 1177 sq ft / 109.2 sq m

For identification only - Not to scale

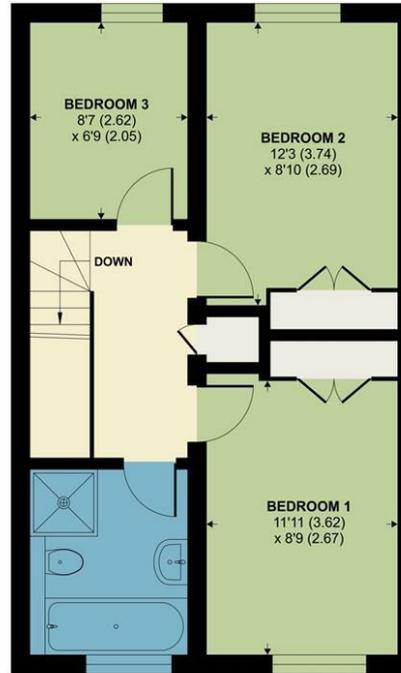
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	77	81
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1354215



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