



8A

Curtis Close, Bishops Caundle, Sherborne

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Curtis Close
Bishops Caundle
Sherborne
DT9 5NB

This well-presented three bedroom semi detached property offers spacious accommodation arranged over three floors, featuring a principal bedroom suite, generous kitchen dining space, bright reception rooms, an enclosed garden, and ample off-road parking.



- Three-bedroom semi-detached home arranged over three spacious floors
- Principal bedroom suite with walk-in wardrobe and en suite
 - Generous kitchen dining space with dual-aspect windows throughout
- Bright living room opening into a modern conservatory and garden
 - Gravelled driveway providing off-road parking for multiple vehicles
 - No onward chain

Guide Price **£325,000**

Freehold

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THE DWELLING

Constructed in 2012 with rendered elevations beneath a tiled roof, this three bedroom semi-detached property offers generous and well arranged accommodation across three floors. The principal bedroom occupies the top floor and benefits from a walk in wardrobe and a private ensuite, creating an excellent main bedroom suite.

ACCOMMODATION

The ground floor is arranged around a spacious entrance hall, which provides access to the cloakroom and both principal reception rooms. The kitchen is positioned to the front of the property and offers a generous range of cabinetry with integrated appliances, catering well for modern culinary requirements. There is ample space for dining furniture, complemented by dual-aspect windows that create a bright and inviting environment. Oak flooring flows between the entrance hall and kitchen, enhancing both continuity and presentation.

To the rear, the living room provides further well-proportioned accommodation and enjoys direct access via French doors to the conservatory. This additional living space benefits from bi-fold doors and a side access door, opening onto the rear garden and allowing for flexible indoor-outdoor living.

The first floor comprises two well-proportioned bedrooms, both served by the family bathroom on this level. The second bedroom benefits from built-in wardrobes. The landing is notably light and airy, enhanced by a front-facing window.

Stairs rise to the second floor, which is dedicated to the principal bedroom suite. This impressive space features two Velux windows, a walk-in wardrobe, and a well-appointed en suite shower room.

GARDEN

To the rear, the garden is fully enclosed by fencing and features a patio area immediately adjacent to the property, ideal for outdoor seating and entertaining. Beyond the patio, a level lawn extends to the rear of the garden, complemented by a gravelled pathway leading to a garden shed. The garden further benefits from side access, connecting through to the front driveway.

To the front, the property is approached via a gravelled driveway providing off-road parking for several vehicles. The driveway is bordered by enclosed fencing and established hedging to one side, together with a lawned area, creating an attractive and practical approach to the property.

MATERIAL INFORMATION

Mains electric, water and drainage are connected to the property. LPG central heating.

Broadband - Ultrafast broadband is available.
Mobile phone network coverage available at the property, for further information please see - <https://www.ofcom.org.uk>
Dorset Council
Council Tax Band: D

Probate granted.

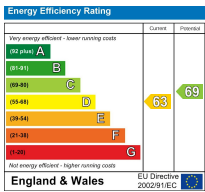
SITUATION

Bishops Caundle is a small village on an elevated ridge overlooking Blackmore Vale countryside. There is a historic village church and the popular White Hart public house. Also, there is a village shop and post office, primary school, village hall and garage with shop. Sherborne Town Centre lies approximately 6 miles and is a town of historical and archaeological interest with a conservation area with many listed buildings including the Abbey. The town has a wide variety of individual shops and two supermarkets. Sherborne further offers a mainline train line to London Waterloo/Exeter. The nearby A30 provides access to the local town of Yeovil. Access to the A303 to the north which in turn links to the M3 and motorway network.

DIRECTIONS

What3words - [///quits.coder.org.uk](https://www.what3words.com/)





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Approximate Area = 1083 sq ft / 100.6 sq m
 Limited Use Area(s) = 47 sq ft / 4.3 sq m
 Total = 1130 sq ft / 104.9 sq m
 For identification only - Not to scale



Denotes restricted
head height



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 2026. Produced for Symonds & Sampson. REF: 1399694



Sherb/KS/0126



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