

Symonds
& Sampson



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

Sherborne Sales
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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.

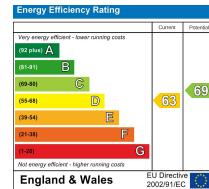
SITUATION

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.organ





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Approximate Area = 1083 sq ft / 100.6 sq m

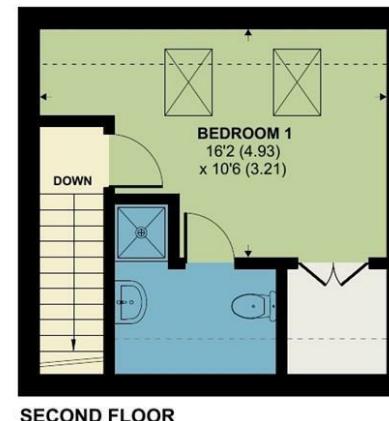
Limited Use Area(s) = 47 sq ft / 4.3 sq m

Total = 1130 sq ft / 104.9 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Symonds & Sampson. REF: 1399694



Sherb/KS/0126



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