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Kenelm Close, Sherborne, Dorset

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Kenelm Close Sherborne DT9 6BL

A substantial detached double-fronted home of traditional construction, offering exceptional proportions and generous family accommodation. Situated within a sought-after development on the outskirts of Sherborne, the property features four double bedrooms, two en suites, spacious open-plan living, attractive established gardens, a detached double garage and ample driveway parking.



- Substantial detached double-fronted property
- Generously proportioned family accommodation throughout
- Light and sociable open-plan kitchen, dining and living space
- Four spacious double bedrooms, including two with en suites
 - South facing garden
- Gated driveway and double garage
 - Quiet cul de sac location
 - No onward chain

Guide Price **£650,000**

Freehold

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THE DWELLING

A substantial and beautifully proportioned detached double-fronted home, traditionally constructed and occupying an enviable position within this sought-after development. The property offers generous and versatile accommodation, with a wonderful sense of space throughout, including an impressive open-plan living environment, four well-proportioned double bedrooms and two en suite shower/bathrooms.

ACCOMMODATION

On entering the property, the welcoming reception hall provides access to the principal reception rooms, kitchen, cloakroom and staircase rising to the first floor.

Double doors open from the hallway into the generous living room, a particularly light and inviting space with a dual aspect. A bay window overlooks the front of the property, while French doors to the rear provide a pleasant connection with the garden. An electric fireplace creates an attractive focal point.

The dining room is positioned to the front of the house and features a bay window, providing a well-proportioned setting for formal dining. From here, a door leads through to the kitchen.

The kitchen is a well-appointed and generously proportioned room, fitted with a range of shaker-style wall, base and drawer units beneath worksurfaces incorporating a sink and drainer. Integrated appliances include a dishwasher, fridge and freezer, complemented by a freestanding Rangemaster with extractor hood above. A water softener is conveniently housed within one of the kitchen cupboards.

There is ample space for a breakfast table and informal seating area, with French doors opening directly onto the garden. Further doors provide access back to the entrance hall and through to the utility room. The utility room has space and plumbing for a washing machine and houses the gas-fired central heating boiler.

The first-floor landing provides access to all four bedrooms and the family bathroom, together with an airing cupboard housing the hot water cylinder.

Bedrooms one and two are both well-proportioned and benefit from en suite facilities, while all four bedrooms have built-in wardrobes providing excellent

storage. Bedroom four enjoys particularly far-reaching views towards the hills to the south of Sherborne and also provides access to the loft. The loft is partly boarded and benefits from a fitted ladder, offering useful additional storage.

The family bathroom and principal bedroom's en suite are both fitted with four-piece white suites, while the en suite to bedroom two comprises a WC, wash hand basin and separate double shower enclosure.

GARDEN

The property is approached via Kenelm Close, with the house enjoying a pleasant position at the head of the approach. The front garden is principally laid to lawn and complemented by a selection of colourful flowering plants, with a pathway leading to the front door.

Double gates open onto the tarmac driveway, which provides ample parking and leads to the detached double garage. The garage is fitted with electric roller doors and benefits from light and power, together with a pedestrian door providing convenient access to the rear garden.

A pedestrian gate from the driveway leads through to the rear garden, which has been lovingly tended. The garden is predominantly laid to lawn, with established flower beds, shrubs and a number of mature planting areas providing colour and interest throughout the seasons.

To the rear of the garage is a productive kitchen garden, which has included a successful peach tree and space for growing vegetables and other produce. There are several areas from which to enjoy the garden, including a paved terrace adjoining the house, providing an ideal setting for outdoor dining and entertaining, together with a more secluded gravelled area to the rear, creating a peaceful spot for seating.

To the side of the property is a further gravelled area, providing useful and discreet storage space.

MATERIAL INFORMATION

Mains gas, electric, water and drainage
Gas central heating.
Dorset council - <https://www.dorsetcouncil.gov.uk/>

Council Tax band F

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

The photos were taken in July 2023.

SITUATION

The property occupies a peaceful position within a quiet cul-de-sac on the outskirts of the historic market town of Sherborne.

Sherborne is renowned for its attractive architecture, excellent amenities and strong sense of community. The town centre provides a good range of independent shops, local businesses and everyday facilities, including a Waitrose supermarket, together with a selection of cafés, restaurants and public houses. The regional centre of Yeovil is approximately 5.5 miles away, while the county town of Dorchester is about 18 miles.

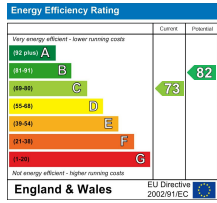
The area is particularly well served for schooling, with two primary schools within Sherborne, both of which feed into The Gryphon School. The town is also home to the highly regarded Sherborne schools, while further independent options include Leweston, Hazlegrove and the schools in Bruton.

Communications are excellent for a rural location. Sherborne station provides a regular mainline service to London Waterloo, with journey times of approximately two and a half hours. Castle Cary, approximately 12 miles away, offers a faster service to London Paddington, with journey times of around 90 minutes. Bournemouth, Bristol and Exeter airports are all within convenient driving distance, providing a range of domestic and international connections.

DIRECTIONS

What3words - [///merchant.brownish.december](https://www.what3words.com/merchant.brownish.december)





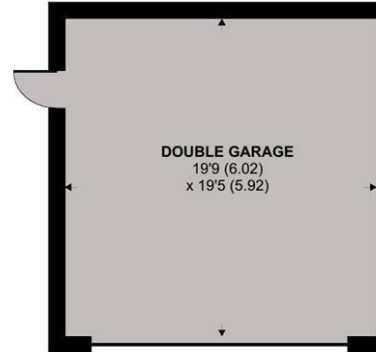
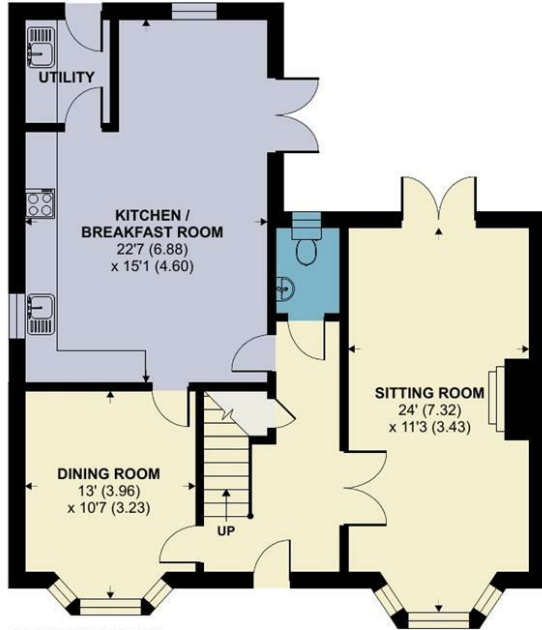
Kenelm Close, Sherborne

Approximate Area = 1771 sq ft / 164.5 sq m

Garage = 386 sq ft / 35.9 sq m

Total = 2157 sq ft / 200.4 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Symonds & Sampson. REF: 1013355



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