

4 East Mill Court

East Mill Lane, Sherborne, Dorset

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East Mill Lane
Sherborne
DT9 3DP

A well-positioned two-bedroom semi-detached bungalow, offering thoughtfully arranged single-storey accommodation with a private courtyard garden and single garage, conveniently situated within easy reach of Sherborne town centre. The property is offered with the considerable advantage of no onward chain.



- Two bedroom semi detached bungalow
- Sought after location within Sherborne
 - Open plan living accommodation
 - Private courtyard garden
 - Close proximity to amenities
 - No onward chain

Guide Price £350,000

Freehold

Sherborne Sales
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THE DWELLING

Situated within this sought-after development, this well-presented two-bedroom bungalow enjoys a desirable tucked-away position within close proximity to the town centre.

The property offers a generous open-plan living area, two well-proportioned double bedrooms, a private courtyard garden and the added benefit of a garage. Combining convenient living with a peaceful setting, this bungalow presents an excellent opportunity for a range of buyers.

ACCOMMODATION

The accommodation is centred around a generous open-plan living and dining space, creating a sociable and versatile area for both everyday living and entertaining. The kitchen is well appointed, offering ample cabinetry and storage together with a central island unit, providing an excellent focal point and useful additional workspace. The kitchen, dining and living areas flow naturally together, giving the property a modern sense of space and making excellent use of the available accommodation. The adjoining sun room provides a further light and versatile reception area, ideal as a quiet sitting room, home office or informal dining space, with views and access towards the garden.

There are two well-proportioned bedrooms, together with a shower room and useful entrance hall. The accommodation is practical and adaptable, with the open-plan living arrangement providing a particularly appealing feature for those looking for a property that feels spacious while remaining easy to manage. The

master bedroom offers ample fitted wardrobes, together with a built-in bed and desk to bedroom two, providing excellent storage and a practical workspace.

GARDEN

Outside, the property enjoys a private and enclosed courtyard garden, providing a pleasant and low-maintenance setting for outdoor dining, entertaining or simply relaxing. The garden offers a good degree of privacy and is well suited to those looking for an attractive outside space without extensive upkeep.

A single garage provides valuable additional parking and storage, with further potential for use as a workshop or practical utility space.

SITUATION

This property is just a short walk from Sherborne's highly regarded high street, with its vibrant mix of boutique shops, artisan bakeries, cafés, restaurants, gastropubs and the popular farmers' market. The Abbey, Almshouses, the renowned Sherborne schools and the mainline station—with a direct service to London Waterloo in just over two hours—are all within easy walking distance, making this an exceptionally convenient and desirable location. Larger amenities can be found in Yeovil (5.5 miles) and Dorchester (18 miles), while excellent transport links include a faster service to Paddington from Castle Cary (12 miles) and easy access to the A303 connecting to the Home Counties. Bournemouth, Bristol and Exeter airports are also within convenient reach. The property also sits within close proximity to Perley, a popular walking area further leading to public footpaths around Sherborne Castle.

MATERIAL INFORMATION

Mains electric, water, gas and drainage connected to the property
Gas central heating.

Broadband - Ultrafast broadband is available.

There is mobile coverage available in the area, please refer to Ofcom's website for more details.

(Information from Ofcom <https://www.ofcom.org.uk>)

Dorset Council

Council Tax Band: D

The property is situated in a conservation area.

It is our client's understanding that the neighbouring properties benefit from a right of way over the driveway owned by 4 East Mill Court.

DIRECTIONS

What3words - ///grocers.limits.directly



East Mill Court, East Mill Lane, Sherborne

Approximate Area = 978 sq ft / 90.8 sq m

Garage = 124 sq ft / 11.5 sq m

Total = 1102 sq ft / 102.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	76
	EU Directive 2002/91/EC	



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: 1522824



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