



7

Paddock Walk, Milborne Port, Sherborne

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Paddock Walk
Milborne Port
Sherborne
DT9 5EA

This three bedroom property offers a spacious open-plan living and dining area with hardwood flooring, a fitted kitchen and a bright conservatory overlooking the garden. Upstairs features three bedrooms and a modern family bathroom.



- Semi detached three bedroom property
 - Offering a large plot
 - Large reception room
 - Three bedroom
 - Large garden
- Garage and allocated parking spaces

Guide Price **£280,000**

Freehold

Sherborne Sales
01935 814488
sherborne@symondsandsampson.co.uk



THE DWELLING

This semi detached three-bedroom property sits within a generous plot and offers well-proportioned accommodation throughout. The ground floor benefits from a spacious reception room, with an extension to the rear providing the kitchen, alongside a conservatory extension to the side elevation.

To the first floor, the property comprises a principal double bedroom, two further bedrooms and a family bathroom.

ACCOMMODATION

The entrance hall provides access to the staircase and the open-plan living/dining room. This spacious reception area offers ample room for both living and dining furniture, creating a versatile and welcoming space. From here, access is provided to the kitchen at the rear and the conservatory to the side of the property. The conservatory enjoys views over the garden and provides direct access to the rear.

The kitchen is fitted with a range of cabinetry and offers ample space for white goods, catering to all culinary needs, with a further door leading to the rear garden.

The first floor comprises a principal double bedroom, two further single bedrooms, and a family bathroom fitted with a modern suite serving the accommodation.

GARDEN

Set within a generous plot, the garden wraps around the front, side, and rear of the property, providing extensive lawned areas alongside a patio positioned adjacent to the house, ideal for outdoor entertaining.

A summer house located to the rear is a valuable addition, benefitting from power and lighting and offering versatile use as a home office, study, or hobby room.

A gate from the rear garden provides access to the single garage, with parking in front, in addition to a further allocated parking space all accessed via Orchard Walk.

MATERIAL INFORMATION

Mains gas, electric, water and drainage.
Gas-fired central heating.

Broadband - Ultrafast broadband is available.
Mobile phone network coverage available at the property, for further information please see Ofcom.
Somerset Council
Council Tax Band: C

There are various rights of way to access the parking and property. The occupier will be responsible for a proportionate part of maintenance and upkeep.

SITUATION

Located in the heart of Milborne Port on a quiet no-through road, this charming setting combines convenience with tranquillity. The village offers an excellent range of local amenities, including Milborne Port Butchers, an award-winning fish and chip shop, a weekly produce market, Co-op store, doctors' surgery, pharmacy, and hairdresser. The highly regarded fine dining restaurant, The Clockspire, is also just a short stroll away.

Milborne Port lies only a short drive from the historic town of Sherborne, which provides a further selection of shops, boutiques, cafés, and a Waitrose supermarket. The larger towns of Yeovil (approximately 5.5 miles) and Dorchester (around 18 miles) are also within easy reach. Sherborne benefits from a mainline railway station offering a regular service to London Waterloo, while nearby Castle Cary provides fast trains to London Paddington.

The village is served by a well-regarded primary school, with further excellent educational options available in Sherborne. Secondary education is provided by The Gryphon School, and there are several highly respected independent schools in the area, including the Sherborne Schools, Leweston, Hazlegrove, and the Bruton Schools.

DIRECTIONS

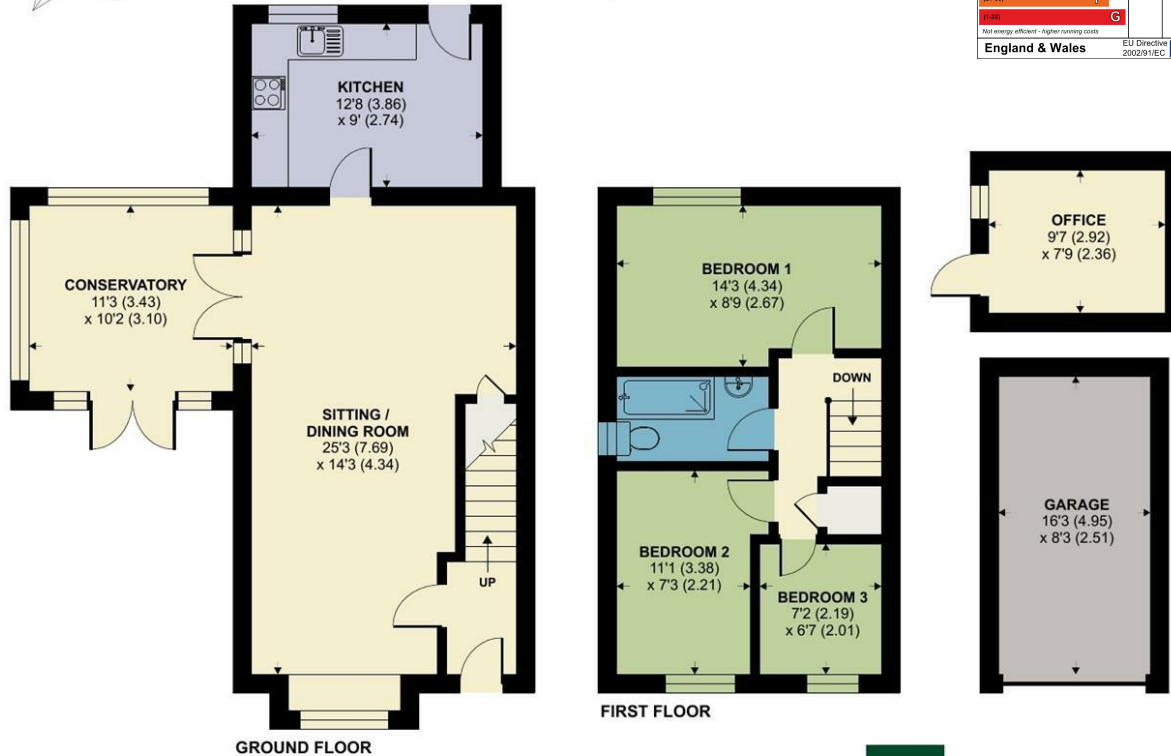
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Approximate Area = 1006 sq ft / 93.4 sq m
 Garage = 136 sq ft / 12.6 sq m
 Outbuilding = 75 sq ft / 6.9 sq m
 Total = 1217 sq ft / 113.1 sq m

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	75	80
(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	



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: 1452031



Sherb/KS/0526



01935 814488

sherborne@symondsandsampson.co.uk
 Symonds & Sampson LLP
 4 Abbey Corner, Half Moon Street,
 Sherborne, Dorset DT9 3LN



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