



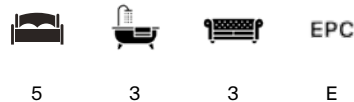
OAK COTTAGE

Bishops Down, Sherborne, Dorset



A LARGE ATTRACTIVE UNLISTED THATCHED COTTAGE

standing in a private, peaceful location with stunning rural views,
level paddock, small vineyard and close to the popular Abbey town of
Sherborne. In all just over 2 acres



Local Authority: Dorset Council

Council Tax band: G

Tenure: Freehold

Postcode: DT9 5PN What3words:/// defenders.slams.wide

Services: Mains water and electricity. Private drainage. Oil-fired central heating.

Viewings strictly by appointment only through Knight Frank LLP



LOCATION

Oak Cottage is situated in the small rural hamlet of Bishops Down with local facilities in the nearby village of Bishops Caundle (1 mile), including a village shop/Post Office, public house, petrol station and primary school. The Abbey town of Sherborne is conveniently close for wider needs with a selection of local shops and businesses including GP, dental and veterinary surgeries as well as Waitrose and Sainsbury's supermarkets. There are good local transport links with the A359, A30 and A303 all within easy reach. Main line rail services from Sherborne to Waterloo (2.25 hours) and from Castle Cary to Paddington (90 minutes). Bristol, Bournemouth and Exeter airports are all easily accessible for UK and international connections. There is a wide choice of excellent schools from both the state and independent sectors including The Gryphon School in the state sector and Leweston, Port Regis, the Sherborne schools and Hazlegrove in the independent sector.







THE PROPERTY

Oak Cottage is a detached family home built in 1989, constructed of stone elevations under a thatched roof with a stone and thatched porch. A large garden room lies at the rear constructed of a stone base with hardwood and glazed elevations under a tiled roof, with double doors opening out onto the paved terrace, making it perfect for entertaining and alfresco dining. The accommodation is well presented to a high standard and provides light and spacious rooms. The ground floor comprises of a large entrance hall, cloakroom, kitchen/breakfast room, garden room/dining area, sitting room with open fireplace, study/formal dining room and large utility/boot room with an extensive range of fitted units and direct access into the integral garage where the boiler is located. On the first floor there is a master bedroom with ensuite bathroom, principal guest bedroom with ensuite shower room, 3 further double bedrooms and a family bathroom with a separate shower cubicle. There is an external metal staircase from the first floor providing access to the garden.







GARDENS AND GROUNDS

The property is approached off a small village lane onto a gated drive with extensive parking and an additional pedestrian gate which leads to the front porch. The main garden lies to the west of the property with a large lawn and separate impressive kitchen garden with raised borders. There is a terrace at the rear of the house with direct access from the garden room making it ideal for alfresco dining. Adjacent to the kitchen garden there is a large partial stone built outbuilding with secure tack room, two open fronted/gated shelters and feed store. The paddock which is adjacent to the garden and house, is level, laid to pasture and well fenced with predominantly post and rail fencing and mature hedging. There is separate access to the paddock directly from the lane. Additional land lies across the lane in a narrow strip which has been planted as a small vineyard. This is stocked with Seyval Blanc, producing on average 150 bottles of white table wine per year.

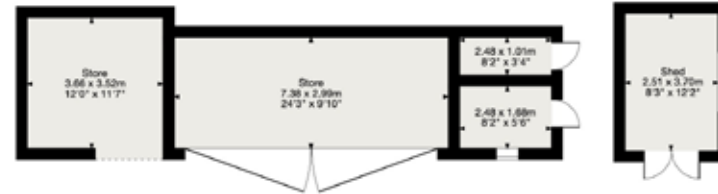




Bishops Down

Sherborne, Dorset

Gross Internal Area (Approx.)
 Main House = 294 sq m / 3,164 sq ft
 Garage = 19 sq m / 204 sq ft
 Outbuildings = 53 sq m / 575 sq ft
 Total Area = 366 sq m / 3,943 sq ft



Outbuildings



Ground Floor Main House



First Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.



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