



37

St. Marys Road, Sherborne, Dorset

# 37

St. Marys Road  
Sherborne  
Dorset  
DT9 6DQ

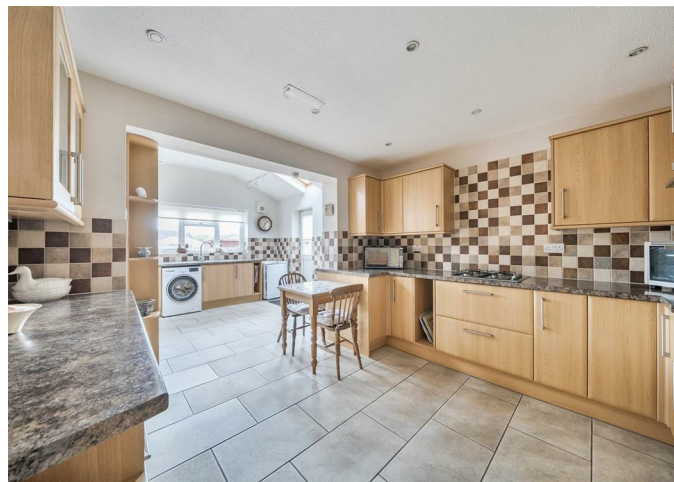
An extended and beautifully presented two-bedroom bungalow in a highly sought-after location. A substantial rear extension creates an impressive open-plan kitchen/dining room, complemented by a spacious sitting room, conservatory and versatile converted garage. Outside, the property offers a private low-maintenance garden, car port and ample off-street parking.



- Extended and beautifully presented two-bedroom bungalow
- Impressive open-plan kitchen/dining room with Velux rooflights
- Versatile converted garage ideal as a reception room, guest bedroom or study
- Generous sitting room and conservatory opening onto the rear garden
  - Low-maintenance enclosed garden
- Ample off-street parking for several vehicles
  - Close proximity to amenities
  - No onward chain

Offers In Excess Of **£350,000**  
Freehold

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## THE DWELLING

An extended and immaculately presented two-bedroom bungalow, significantly enhanced by a substantial rear extension that creates a striking open-plan kitchen/dining room forming the heart of the home. The property also offers a spacious sitting room, conservatory and versatile converted garage. Outside, there is a low-maintenance enclosed garden, covered car port and ample off-street parking for several vehicles.

## ACCOMMODATION

Entered via an enclosed porch into a central hallway, the property is thoughtfully arranged with the principal living accommodation to the rear and two well-proportioned bedrooms positioned at the front.

The property has been extended to create an impressive open-plan kitchen/dining room, forming the heart of the home. The kitchen is fitted with an extensive range of cabinetry incorporating integrated appliances, together with further space for freestanding appliances. The room offers an excellent sense of light and space, with ample room for a substantial dining table and seating area. A rear-facing window and Velux rooflights flood the space with natural light, while a door provides direct access to the garden.

Adjoining the kitchen is a versatile converted garage, enjoying a dual aspect and offering excellent flexibility as an additional reception room, guest bedroom, home office or hobby room.

The sitting room lies adjacent to the kitchen and provides generous

accommodation for everyday living. This in turn opens into a conservatory, which enjoys views over the garden and features double doors leading directly onto the terrace and rear garden beyond.

The two bedrooms are situated to the front of the property. The principal bedroom is a particularly spacious double room, while the second bedroom benefits from a range of built-in wardrobes. These are served by a well-appointed family bathroom.

Further practical features include three useful storage cupboards within the hallway, one of which houses the boiler.

## GARDEN

The rear garden has been designed with ease of maintenance in mind, being laid predominantly to paved terrace and fully enclosed by timber fencing, providing a private and secure outdoor space. A garden shed offers useful additional storage, while gated side access leads directly to the covered car port.

To the front of the property, a generous driveway provides ample off-street parking for several vehicles, complemented by an enclosed car port offering sheltered parking for one vehicle.

## SITUATION

Located in the historic and highly sought-after Abbey Town of Sherborne, this property offers convenient access to local amenities, schools, and transport links. The main shopping street boasts a variety of independent shops, restaurants, and supermarkets such

as Waitrose and Sainsbury's. Nearby towns include Yeovil (5.5 miles) and Dorchester (18 miles).

Sherborne provides excellent educational options, including two primary schools, The Gryphon School for secondary education, and highly regarded private schools such as the Sherborne schools, Leweston, and Hazlegrove. The town benefits from a regular train service to London Waterloo (approximately 2.5 hours), while a faster service to London Paddington (around 90 minutes) is available from Castle Cary station (12 miles). Bournemouth, Bristol, and Exeter Airports are also within easy reach.

## MATERIAL INFORMATION

Mains electric, gas, water and drainage are connected to the property.

Gas central heating.

Broadband - Ultrafast broadband is available.

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

Dorset Council

Council Tax Band: C

Probate granted.

## DIRECTIONS

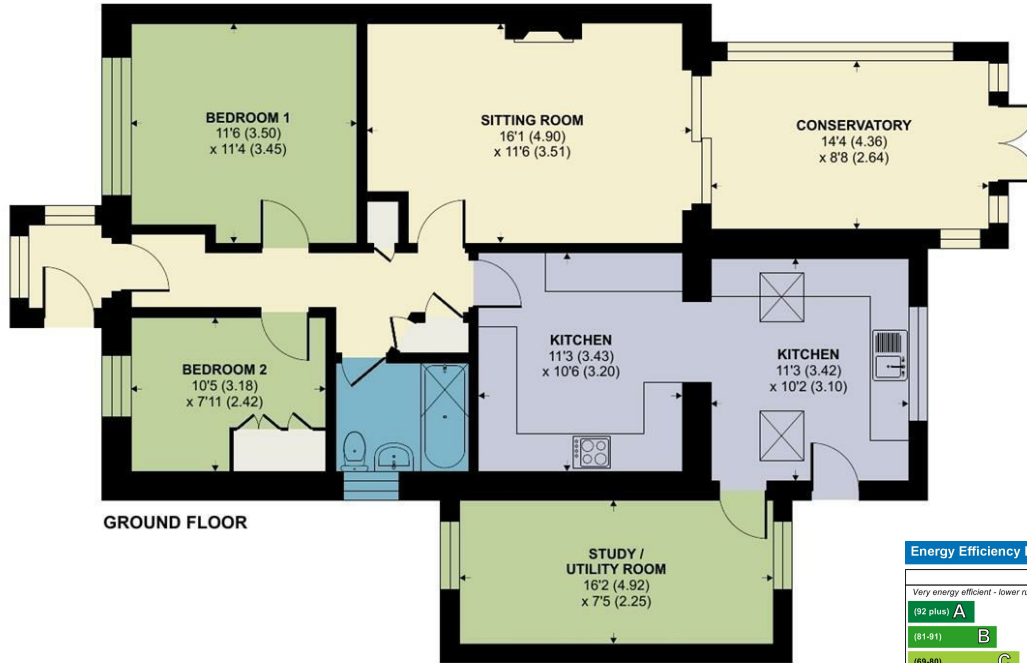
What3words - ///decanter.bigger.barn



# St. Marys Road, Sherborne

Approximate Area = 1105 sq ft / 102.6 sq m

For identification only - Not to scale



GROUND FLOOR

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: 1453972



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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