

Beacon Way

Marston Road, Sherborne, Dorset

Beacon Way

Marston Road
Sherborne
DT9 4BJ

A beautifully updated two-bedroom property offering stylish and versatile accommodation, featuring an impressive open-plan kitchen and living space. Set within a generous south-facing plot, the property also offers excellent potential for further enlargement and enhancement, subject to the necessary planning consents.

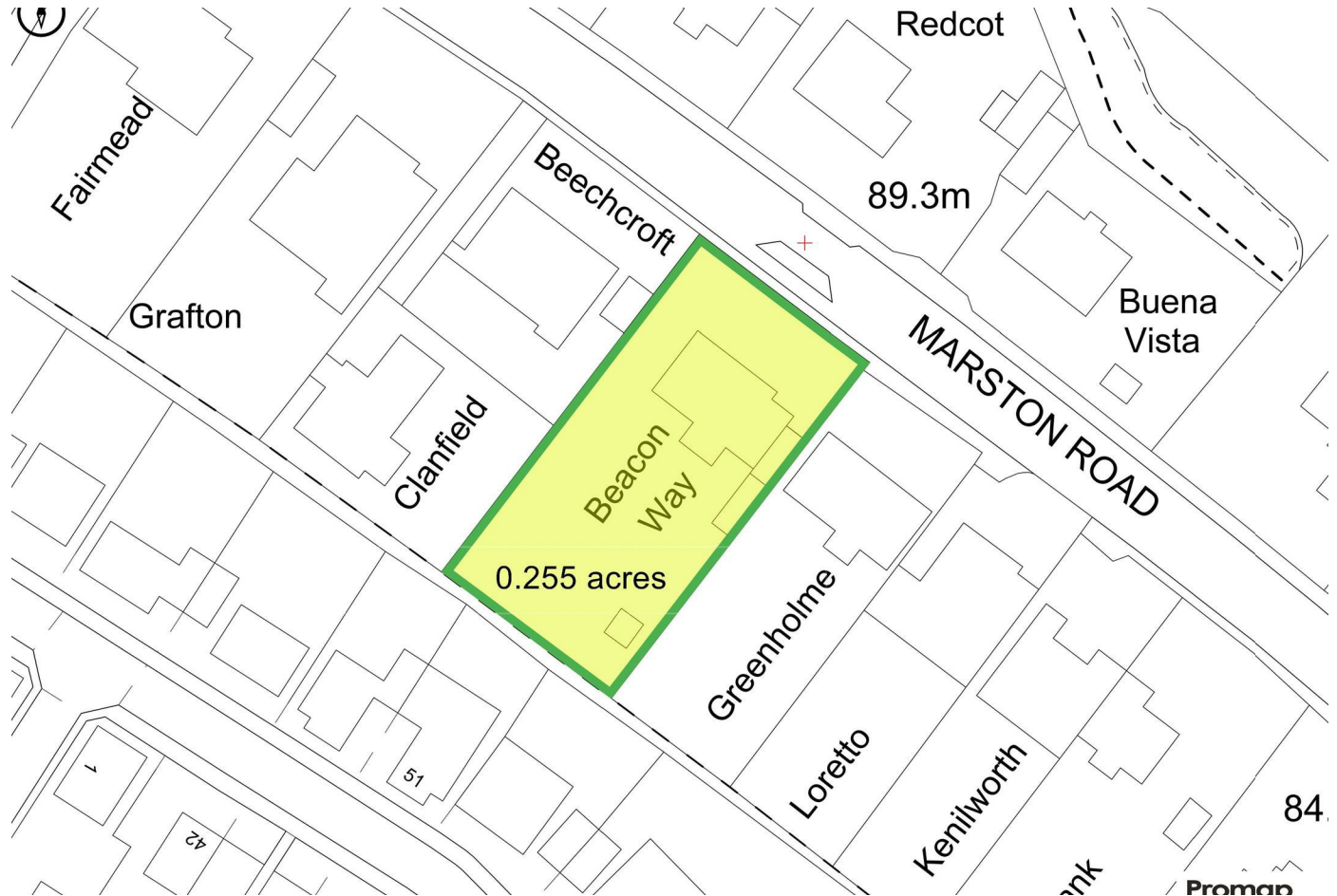


- Updated and remodelled by the current vendors to create stylish, contemporary living accommodation
 - Two generous double bedrooms
 - Thoughtfully landscaped garden
- Excellent parking provision, driveway for multiple vehicles, enclosed carport and adjoining garage
 - Garden offering a southerly position
 - Close proximity to Sherborne's amenities

Guide Price **£495,000**

Freehold

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THE DWELLING

This well-presented property has been thoughtfully updated and remodelled by the current vendors to create a contemporary yet comfortable home, combining practical modern living with a warm and welcoming character. The accommodation is arranged around a central entrance hall, with the bedrooms and shower room positioned to one side and the principal living accommodation to the other, creating a particularly well-considered and balanced layout.

The improvements carried out by the vendors provide a comfortable and stylish foundation for the next owner, whilst also offering an exciting opportunity to put their own stamp on the property and further enhance it to suit individual tastes and requirements. The generous footprint also provides excellent potential for future enlargement, including the possibility of extending or making use of the roof space, subject to the necessary planning consents.

ACCOMMODATION

A thoughtfully updated two-bedroom home offering stylish and flexible living accommodation, together with an enclosed carport and attractive garden.

This well-presented property has been extensively updated and remodelled to create a contemporary home that combines practical modern living with a warm and welcoming character. The accommodation is arranged around a central entrance hall, with the bedrooms and shower room positioned to one side and the principal living accommodation to the other, creating a particularly well-considered layout.

The heart of the home is the impressive open-plan kitchen, dining and sitting area, arranged in an L-shaped configuration and providing an excellent space for both everyday living and entertaining. The kitchen has been newly updated by the vendors and features a stylish range of Shaker-style cabinetry, complemented by space for freestanding white goods. The adjoining dining and sitting areas offer considerable flexibility, allowing the space to be arranged according to individual requirements.



Natural light is a particular feature of the principal living accommodation, with windows and doors drawing the garden and outside space into the house. A door from the open-plan area provides access to the enclosed carport, whilst another leads into the conservatory. Positioned to overlook the garden, the conservatory provides a pleasant additional reception space and direct access to the garden beyond.

A separate sitting room provides an additional reception space, centred around a log-burning stove and enhanced by a bay window which fills the room with natural light. This versatile room could equally lend itself to use as a snug, home office or third bedroom, depending on the needs of the incoming owners.

The bedroom accommodation is situated to the opposite side of the entrance hall and comprises two well-proportioned double bedrooms. Both rooms are light and airy, with the principal bedroom benefiting from an attractive bay window and a particularly generous sense of space. The shower room is conveniently positioned between the bedrooms and serves the accommodation well.

GARDEN

The gardens have been thoughtfully landscaped by the current vendors, creating an attractive and developing outdoor space with a good degree of privacy. The main garden is predominantly laid to lawn and is complemented by well-planned flower beds and a selection of young trees and plantings interspersed throughout.

Immediately adjoining the house is a paved patio area, providing an ideal setting for outdoor dining and seating. A pathway runs around the property, providing convenient access between the garden, house and frontage. A substantial garden shed offers useful storage and workshop potential.

To the front, the vendors have cleared the existing frontage, creating a versatile area with considerable scope for further landscaping. This could readily be developed to incorporate additional lawn and planting beds or potentially provide



further driveway parking, subject to any necessary consents.

The front driveway currently provides parking for multiple vehicles, while the enclosed carport offers covered parking for one car and leads through to the garage, providing further secure parking, storage or workshop space.

SITUATION

The property is situated within easy reach of Sherborne's highly regarded high street, which offers an appealing mix of boutique shops, artisan bakeries, cafés, restaurants, gastropubs and a popular farmers' market. The town is particularly well known for its excellent range of schooling, including both highly regarded state and independent options such as Sherborne School, Sherborne Girls and The Gryphon School, making it an attractive choice for families.

The mainline railway station is also within short distance, providing a direct service to London Waterloo in just over two hours, making the location particularly convenient for commuters.

Further amenities can be found in the nearby towns of Yeovil (approximately 5.5 miles) and Dorchester (approximately 18 miles). Additional transport links include a faster rail service to London Paddington from Castle Cary (around 12 miles), along with convenient access to the A303, providing routes towards the Home Counties. The regional airports at Bournemouth Airport, Bristol Airport and Exeter Airport are also all within reasonable travelling distance.

MATERIAL INFORMATION

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

Broadband - Ultrafast broadband is available. There is mobile coverage available in the area, please refer to Ofcom's website for more details. Dorset Council - D

DIRECTIONS

What3words - ///petulant.replied.deprives





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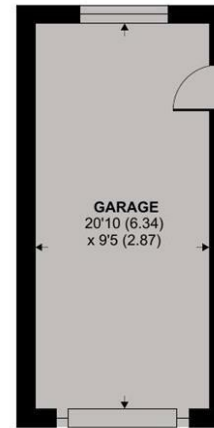
Approximate Area = 1162 sq ft / 107.9 sq m

Garage = 196 sq ft / 18.2 sq m

Total = 1358 sq ft / 126.1 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		
(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: 1502658



Sherb/KS/0826



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