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Clanfield, Sherborne, Dorset

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Clanfield
Sherborne
DT9 6BE

This well-presented semi-detached home is offered with no onward chain in a sought-after Sherborne cul-de-sac. Featuring two double bedrooms, bright accommodation, driveway parking, a useful garage conversion and a private enclosed garden.



- Semi detached two bedroom property
- Well proportioned accommodation
 - Enclosed rear garden
- Private driveway and garage/workshop
 - Close proximity to amenities
 - No onward chain

Offers In Excess Of **£220,000**
Freehold

Sherborne Sales
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THE DWELLING

Offered to the market with no onward chain, this attractive semi detached home enjoys a quiet cul de sac setting on the sought-after western side of Sherborne. The property provides bright, well-balanced accommodation including two double bedrooms, ample off-road parking, a versatile garage conversion and a private enclosed rear garden.

ACCOMMODATION

A welcoming entrance porch opens into a spacious dual-aspect sitting and dining room, filled with natural light and featuring a staircase to the first floor. To the rear, the kitchen/breakfast room is fitted with a range of units and enjoys views across the garden, with direct access outside. An adjoining utility room, created from part of the former garage, provides useful laundry and storage space.

Upstairs, the landing leads to two generous double bedrooms, both with built-in storage, together with a modern family bathroom fitted with a contemporary white suite and shower over the bath.

GARDEN

Outside, the property is approached via a private driveway providing parking for two to three vehicles and leading to the remaining garage store. The enclosed rear garden enjoys a sunny easterly aspect and offers a paved terrace, lawn and fenced boundaries, creating a private and manageable outdoor space ideal for relaxing or entertaining.

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 water, electricity, gas and drainage.
Gas central heating.

Broadband - Ultrafast broadband is available.
Mobile phone connection is available at the property for further information please see - <https://www.ofcom.org.uk>
Dorset Council
Council Tax Band: C

DIRECTIONS

What3words - ///parsnips.tractor.unguarded



Clanfield, Sherborne

Approximate Area = 663 sq ft / 61.5 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 810 sq ft / 75.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(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: 1481752



Sherb/KS/0626



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