

5 Old Farm

Yeovil Road, Sherborne, Dorset

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Yeovil Road
Sherborne
DT9 4DG

An attractive and well proportioned three bedroom property, offering approximately 1,386 sq ft of versatile accommodation. The property features generous reception rooms, a conservatory, mature south-facing gardens and excellent ancillary space, including a detached double garage with light, power and pedestrian access, together with allocated parking.

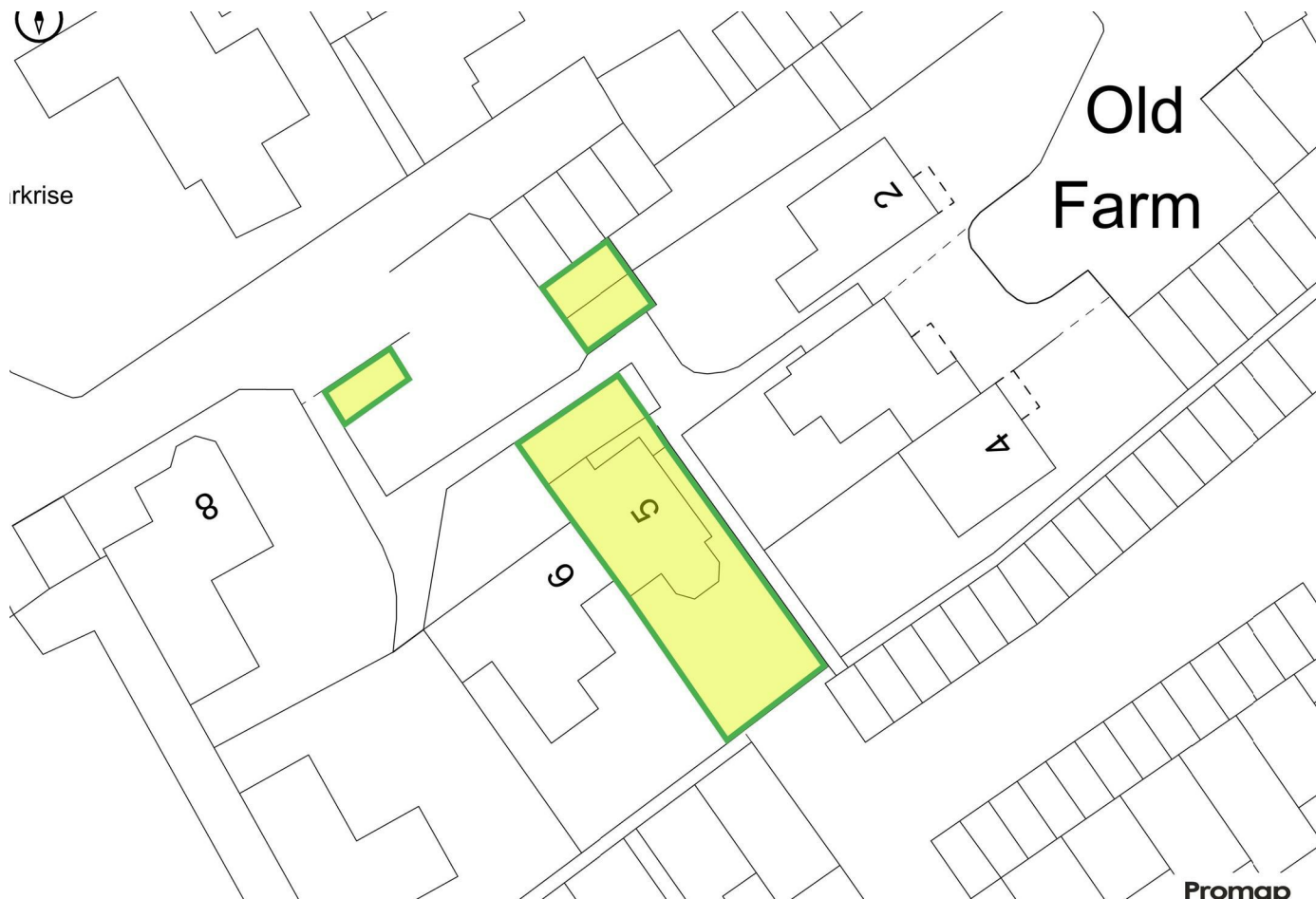


- Well proportioned three bedroom property extending to approximately 1,386 sq ft
 - Two generous reception rooms
 - Principal bedroom with walk in wardrobe
- Second bedroom with adjoining WC and wash hand basin
 - Mature south facing garden
- Double garage and allocated parking
 - No onward chain

Guide Price **£425,000**

Freehold

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THE DWELLING

An attractive and well-proportioned three-bedroom home offering approximately 1,386 sq ft of versatile accommodation, complemented by a conservatory and mature south-facing garden. The property further benefits from allocated parking and a detached double garage with light, power and pedestrian access, providing excellent additional storage and practical space.

ACCOMMODATION

Approached through an enclosed front porch, the property opens into a welcoming entrance hall, providing access to the principal living accommodation and a useful cloakroom.

The kitchen is positioned to the front of the house and is fitted with a comprehensive range of built-in cabinetry, with a side door providing convenient access to the garden. To the rear, the well-proportioned sitting room provides an inviting principal reception space, with patio doors opening into the conservatory. The conservatory, in need of attention, enjoys views across the garden and has French doors providing direct access outside. A separate dining room offers an additional reception space, equally suited to formal entertaining or a more relaxed everyday use.

The first floor is arranged around an L-shaped landing, leading to three bedrooms and the family bathroom. The principal bedroom is a well-proportioned room complemented by a separate dressing room, incorporating a range of fitted wardrobes. Bedroom two benefits from built-in wardrobes with an adjoining WC and wash hand basin. Bedroom three provides a comfortable single bedroom, while the family bathroom is fitted with a complete suite.

GARDEN

Outside, the gardens are a particular feature of the property. The rear garden enjoys a southerly aspect and has been thoughtfully established with mature trees, shrubs and well-stocked borders, creating a good degree of privacy and a mature backdrop. A level lawn is complemented by a paved terrace, providing an ideal setting for outdoor dining and entertaining. Side access connects the rear garden with the front of the property, where further mature planting creates an attractive approach.

The property is further complemented by allocated parking and a detached double garage, measuring approximately 18'4" x 18'1". The garage benefits from a pedestrian access door, together with light and power, providing useful ancillary space for storage, hobbies or workshop use.

SITUATION

The property is quietly positioned at the end of a no-through road, offering a peaceful residential setting whilst remaining within easy reach of Sherborne's highly regarded High Street. The town provides an excellent range of boutique shops, artisan bakeries, cafés, restaurants, gastropubs and everyday amenities, alongside its popular farmers' market.

The historic Sherborne Abbey, Almshouses and a number of well-regarded schools are all within close proximity, including the town's renowned independent schools and respected state schools. Sherborne mainline railway station is also conveniently located, offering a direct service to London Waterloo in just over two hours,

making the town particularly appealing to commuters.

Further amenities can be found in Yeovil, approximately 5.5 miles, and Dorchester, approximately 18 miles, whilst Castle Cary, around 12 miles away, provides a faster rail service to London Paddington. The A303 is readily accessible, providing excellent road connections towards the Home Counties and beyond, with Bournemouth, Bristol and Exeter airports all within convenient travelling distance.

MATERIAL INFORMATION

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

Gas central heating.

Broadband - Superfast 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: E

DIRECTIONS

What3words - ///safari.fishnet.hoaxes



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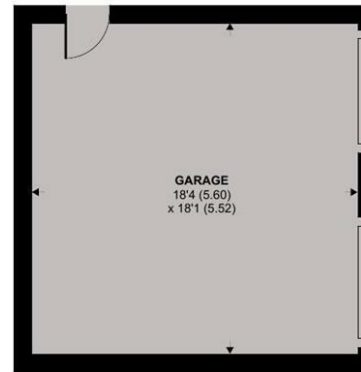
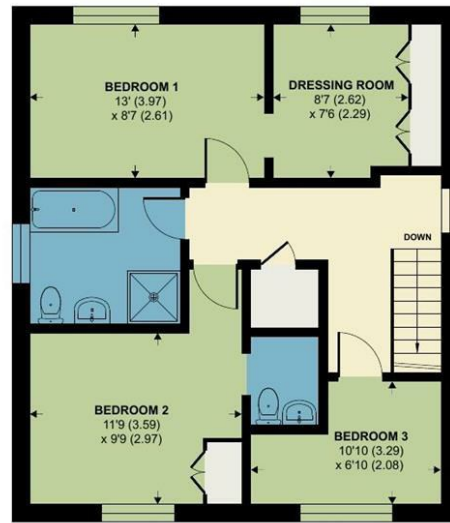
Approximate Area = 1386 sq ft / 128.7 sq m

Garage = 333 sq ft / 30.9 sq m

Total = 1719 sq ft / 159.6 sq m

For identification only - Not to scale

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	67	74
E (39-54)		
F (21-38)		
G (1-20)		
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: 1520580



Sherb/JM/0926



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