

Symonds
& Sampson



Edenside
Priestlands, Sherborne

Edenside

Priestlands

Sherborne

DT9 4HN

Offered to the market with no onward chain, this property provides spacious accommodation arranged over two floors. Now requiring modernisation, it presents excellent potential and further benefits from a south-facing garden and garaging.



- Semi detached property
- Two reception rooms
- Two double bedrooms
 - Utility room
- South facing garden
- Garage and driveway
- No onward chain

Guide Price £425,000

Freehold

Sherborne Sales
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THE DWELLING

Set in a sought after location within Sherborne, this two bedroom residence offers generously proportioned accommodation arranged over two floors, together with a private rear garden and garaging. Now requiring modernisation, the property presents a unique opportunity to create an individual residence, all within close proximity of the town's amenities.

ACCOMMODATION

The ground floor comprises a central entrance hall providing access to the reception rooms and kitchen, together with a ground floor shower room and a useful storage cupboard. The living and dining rooms benefit from double doors between them, creating a flexible and open feel. The dining room, currently utilised as a bedroom, is positioned to the front of the property, while the living room is situated to the rear and enjoys sliding doors opening onto the rear garden, along with a central gas-fired fireplace.

The kitchen, also located to the rear, offers ample space for dining furniture and is fitted with a range of cabinetry, catering to all culinary needs. Off the kitchen, a utility room provides space for white goods and offers internal access to the garage, where the gas boiler is located, while a side door provides additional access to the rear garden.

The first floor comprises two double bedrooms, both with built-in wardrobes and front-facing windows. A family bathroom is also located on this level.

GARDEN

The rear garden is largely laid to lawn and features a level lawn with a patio area adjoining the property, separated by a well-stocked flower bed. Established shrubbery to the borders provides a good degree of privacy. The garden also benefits from a garden shed and side access.

To the front of the property, there is a further lawned area together with off-street parking for several vehicles, leading to a single garage.

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: D

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.

Of particular note, the property is conveniently positioned near a pedestrian pathway providing direct access to Blackberry Lane, opposite which lies the Quarr Local Nature Reserve, offering attractive green space and ideal dog-walking opportunities.

DIRECTIONS

What3words - ///universe.scornful.desktops



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	64
(39-54) E	
(21-38) F	
(1-20) G	73
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Edenside, Priestlands, Sherborne

Approximate Area = 1054 sq ft / 97.9 sq m
 Garage = 155 sq ft / 14.3 sq m
 Total = 1209 sq ft / 112.2 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST 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: 1404748



Sherb/KS/0226



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