



62

St. Catherines Crescent, Sherborne, Dorset

# 62

St. Catherines Crescent  
Sherborne  
DT9 6DE

A well-presented three-bedroom residence, situated in a sought after edge of town location, offering bright and well proportioned accommodation with a spacious garden room and modern kitchen. The enclosed rear garden is neatly landscaped with terrace, lawn and gazebo, providing a private and practical outdoor space.



- Immaculately presented detached dwelling
  - Three double bedrooms
  - Master bedroom with ensuite
    - Sunny garden room
- Beautiful enclosed private garden to the rear
  - Popular edge of town location
- Bright, spacious accommodation throughout
  - No onward chain

Guide Price **£500,000**

Freehold

Sherborne Sales  
01935 814488  
[sherborne@symondsandsampson.co.uk](mailto:sherborne@symondsandsampson.co.uk)



## THE DWELLING

A well-proportioned and beautifully maintained three bedroom property ideally positioned in a sought-after edge-of-town location. This light-filled property offers stylish, versatile accommodation perfectly suited to modern family living, with well-balanced rooms and a seamless connection to the outdoors.

## THE PROPERTY

The welcoming entrance hall sets the tone, providing access to a cloakroom, generous understairs storage, and the principal living spaces. The sitting room is a particularly inviting area, centred around a feature fireplace with wood-burning stove, and enhanced by a large window overlooking the front garden, allowing natural light to pour in. From here, glazed French doors lead into a superb garden room—an impressive addition that creates a bright and airy living space with windows to multiple aspects and direct access to the garden.

The dining room is equally appealing, linking effortlessly with both the hallway and garden room. Finished with attractive parquet flooring and doors opening onto the terrace, it offers an ideal setting for both everyday dining and entertaining.

The contemporary kitchen is well-appointed with a range of wall and base units, integrated appliances, and ample workspace, all complemented by a practical layout. A door provides convenient internal access to the garage.

Upstairs, the property continues to impress with three well-sized

bedrooms. The principal bedroom enjoys a peaceful outlook over the rear garden, fitted wardrobes, and a modern ensuite bathroom. Bedrooms two and three are both comfortable doubles, filled with natural light and served by a stylish, well-appointed shower room with a walk-in shower.

## GARDEN

The rear garden is a particular highlight—fully enclosed and thoughtfully landscaped to create a private and inviting outdoor space. A generous terrace provides ample room for outdoor dining and seating, partially covered by a timber verandah for year-round enjoyment. Steps lead up to a well-kept lawn, where a winding path draws you through attractive, well-stocked borders filled with a wide variety of colourful plants, shrubs, and mature trees. At the far end, a charming timber gazebo offers a further seating area, ideal for relaxing or entertaining.

The garage is well-equipped with an electric up-and-over door, lighting, and power, along with a sink and plumbing for appliances including a washing machine, tumble dryer, and freezer. A rear door provides direct access to the terrace.

To the front, the property is equally well maintained, featuring a lawned garden with specimen planting and established hedging. A pathway leads to the front entrance, while a side gate opens into a useful covered passageway with access through to the rear garden.

## 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: E

## DIRECTIONS

What3words - ///anchovies.whiplash.landowner



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		66	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# St. Catherines Crescent, Sherborne

Approximate Area = 1509 sq ft / 140.2 sq m

Garage = 333 sq ft / 30.9 sq m

Total Area = 1842 sq ft / 171.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Symonds & Sampson. REF: 869588



Sherb/JM/0426



01935 814488

sherborne@symondsandsampson.co.uk  
Symonds & Sampson LLP  
4 Abbey Corner, Half Moon Street,  
Sherborne, Dorset DT9 3LN



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT