



Property Location

This four-bedroom family home is situated on a peaceful residential area on the northern side of Sherborne. The town centre is within walking distance or a short drive away and offers plenty of independent shops, cafes and restaurants. The historic market town is well-known for its Abbey and two castles. Sherborne railway station provides fast links to London and Exeter.

23 Sheeplands Lane, Sherborne, DT9 4BW

Approximate Gross Internal Area = 177.5 sq m / 1911 sq ft
(Including Garage & Covered Way)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1323970)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Sheeplands Lane, Sherborne

Offers In Region Of £500,000

23 Sheeplands Lane
DT9 4BW

Key features:

- Four-Bedroom Detached Home
- Peaceful Residential Setting
- Chain Free
- South-Facing Private Garden
- Single Garage and Driveway Parking
- Ground Floor W/C
- Scope for Possible Extension and Modernisation
- Close to Schools and Shops
- Generously Proportioned Throughout
- Ideal Family Home

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	79 C
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

This substantial four-bedroom detached family home is situated on the desirable and peaceful residential area of Sheeplands Lane in Sherborne. The property features a sitting room, kitchen, dining room, conservatory, cloakroom, utility, four double bedrooms, family bathroom, porch, single garage, driveway parking and private gardens. The property also offers fantastic scope for modernising and rear extensions subject to relevant planning approval. Viewing is highly recommended.

PORCH 2' 7" x 6' 6" (0.8m x 2.0m) The brick and glazed porch has a secure door and provides access to the Entrance Hall.

ENTRANCE HALL: Upon entering the property, you are welcomed into a bright and airy entrance hall which provides access to the sitting room, dining room, kitchen, utility, cloakroom and the stairs that rise to the first floor. The hall boasts ample space for shoe and coat storage. Neutral walls. One radiator.

SITTING ROOM 17' 8" x 11' 9" (5.4m x 3.6m) A generous sitting room with a feature fireplace and double sliding doors leading to the conservatory which create a light and airy living space. Neutrally decorated walls and grey carpet. Double glazed window to the side of the property. Two radiators.

DINING ROOM 11' 5" x 14' 9" (3.5m x 4.5m) A good-sized dining room or downstairs bedroom with a double-glazed window to the front. Neutral walls and grey carpet. One radiator.

KITCHEN 11' 9" x 8' 10" (3.6m x 2.7m) A modern kitchen fitted with a mixture of wooden cabinets and drawers. Black laminate work surfaces with an inset stainless-steel basin and drainer. Integrated double electric oven, electric hob with cooker hood above. Space for fridge/freezer and dishwasher. Tiled splashguards and flooring. Double glazed window overlooking the rear garden.

CONSERVATORY 14' 5" x 7' 6" (4.4m x 2.3m) A carpeted conservatory with single glazed windows and sliding doors opening into the rear garden.

UTILITY ROOM 9' 10" x 7' 10" (3.0m x 2.4m) Adjacent to the kitchen is the utility room which has through access to the covered way and garage. Work surfaces with a stainless-steel basin and drainer. Space for washing machine and tumble dryer. Double glazed window to the side.

CLOAKROOM: The downstairs cloakroom fitted with a two-piece suite that comprises of a white w/c and hand basin. Obscure double-glazed window. One radiator.

STAIRS AND LANDING: The carpeted stairs rise to the first-floor landing which provides access to the four double bedrooms, family bathroom, airing cupboard housing the old immersion heater and the loft hatch above. Double glazed window to the front of the property. Neutral walls and grey carpet. One radiator. The loft has a pull-down secure loft ladder. Loft is fully insulated and partially boarded.

BEDROOM ONE 15' 5" x 11' 9" (4.7m x 3.6m) A large double bedroom with a built-in wall-to-wall floor-to-ceiling wardrobe and two double glazed windows overlooking the rear garden. Neutrally decorated walls and beige carpet. One radiator.

BATHROOM 9' 10" x 8' 10" (3.0m x 2.7m) The family bathroom consists of a four-piece suite that comprises of a white w/c, hand basin, bath and walk-in shower cubicle. Vanity unit and wall mounted heated towel rail. Tiled walls and flooring. Obscure double-glazed window to the side. One radiator.

BEDROOM TWO 14' 9" x 11' 1" (4.5m x 3.4m) A double bedroom with a double-glazed window to the front of the property. Built-in storage cupboard. Neutral walls and grey carpet. One radiator.

BEDROOM THREE 11' 9" x 11' 9" (3.6m x 3.6m) A double bedroom with double glazed window to the rear of the property. Neutral walls and grey carpet. One radiator.

BEDROOM FOUR 10' 9" x 9' 10" (3.3m x 3.0m) A good-sized double bedroom with an eave's storage cupboard. Could make the perfect home office or nursery. Neutrally decorated walls and grey carpet. One radiator.

GARAGE 17' 8" x 9' 10" (5.4m x 3.0m) An attached single garage with an up-and-over style door to the front and door leading to the utility room to the rear. Houses the combi boiler.

COVERED WAY: To the side of the property is the covered way which provides a sheltered connection between the front and rear gardens. Covered roof glazed passage with solid locking door at the front and securing locking half glazed door at the rear. Creating ample space that could be used as a workshop, for prams or bicycles or additional storage space and has lighting and electrical sockets.

OUTSIDE: To the front of the property is a mixture of tarmac and stone chipping driveway parking that is suitable for 3-4 cars. Side gate access to the rear of the property. To the rear is a private and enclosed south-facing garden with a raised patio area and large garden laid to lawn. The level lawn has mature shrubs and tree borders. Wooden garden shed. External lighting and water tap.

