

Symonds
& Sampson



Twyford

Westbury, Sherborne, Dorset

Twyford

Westbury
Sherborne
Dorset
DT9 3EH

A charming three bedroom period property situated in the heart of Sherborne. The residence offers spacious and well balanced accommodation arranged over two floors, combining character features with comfortable living space. Further benefiting from the rare advantage of off-street parking, this property presents an excellent opportunity to enjoy town-centre living with everyday convenience on the doorstep.



- Three bedroom period property
 - Character features
 - Three reception rooms
- Ensuite to the master bedroom
 - Courtyard garden
 - Off street parking
- Close proximity to Sherborne's amenities

Guide Price £425,000

Freehold

Sherborne Sales
01935 814488
sherborne@symondsandsampson.co.uk



THE DWELLING

A beautifully presented Grade II Listed terraced home, enviably positioned in the very heart of Sherborne. Boasting an attractive double-fronted façade, this charming three-bedroom property seamlessly blends period character with comfortable living.

The ground floor offers three generous and versatile reception rooms, providing excellent space for both formal entertaining and everyday family life. Upstairs, the principal bedroom benefits from an ensuite, while the remaining bedrooms are well-proportioned and served by the main bathroom.

Further enhancing its appeal, the property includes the rare advantage of an allocated parking space and enjoys exceptional proximity to Sherborne's wide range of amenities.

ACCOMMODATION

The accommodation is both spacious and well-arranged throughout. A generous living room lies to the front of the property, centred around a gas fireplace and enhanced by a large sash window which draws in an abundance of natural light. From here, a further reception room, currently utilised as a study, provides a versatile and welcoming addition to the ground floor, ideal for home working or as a snug.

Also accessed via the sitting room, the conservatory is positioned to the rear and enjoys views over the garden, with direct access outside and access to a cloakroom. The conservatory, in turn, leads through to the kitchen, which is well-equipped to cater for all

culinary needs. Offering ample cabinetry and generous space for white goods, the kitchen also features a Rayburn cooker, forming a characterful focal point. From the kitchen, the layout flows through to the dining room, which benefits from a large front-facing sash window.

To the first floor, the principal bedroom provides extensive built-in cabinetry and is complemented by an ensuite shower room. The second and third bedrooms are both well-proportioned and are served by the family bathroom.

The property is secondary glazed.

GARDEN

To the rear lies a low maintenance walled courtyard garden, laid with gravel with steps to the rear rising to the parking. The parking for the property is accessible from Digby Road and is located within Wessex Court.

MATERIAL INFORMATION

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

The Rayburn supplies both the central heating and hot water and is powered by gas.

Broadband - Ultrafast broadband is available.

Mobile phone network coverage available at the property, for further information please see - <https://www.ofcom.org.uk>
Dorset Council

Council Tax Band: D

The property holds a Grade II Listed status.

The property is situated within a conservation area.

Flooding – the Government's flood risk assessment at <https://check-long-term-flood-risk.service.gov.uk/risk#> gives the flood risk of an area, not a specific property. The owners report there have been no issues for this property with flooding during their or previous ownerships.

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 like Waitrose and Sainsbury's. Nearby towns include Yeovil (5.5 miles) and Dorchester (18 miles).

Sherborne offers excellent educational options, including two primary schools, The Gryphon School for secondary education, and highly regarded private schools including the Sherborne schools, Leweston and Hazlegrove. The town provides a regular train service to Waterloo (2.5 hours), while a faster train to Paddington (90 minutes) is available from Castle Cary (12 miles). Bournemouth, Bristol, and Exeter Airports are easily accessible.

DIRECTIONS

What3words - [///explained.trip.advising](https://www.what3words.com/)



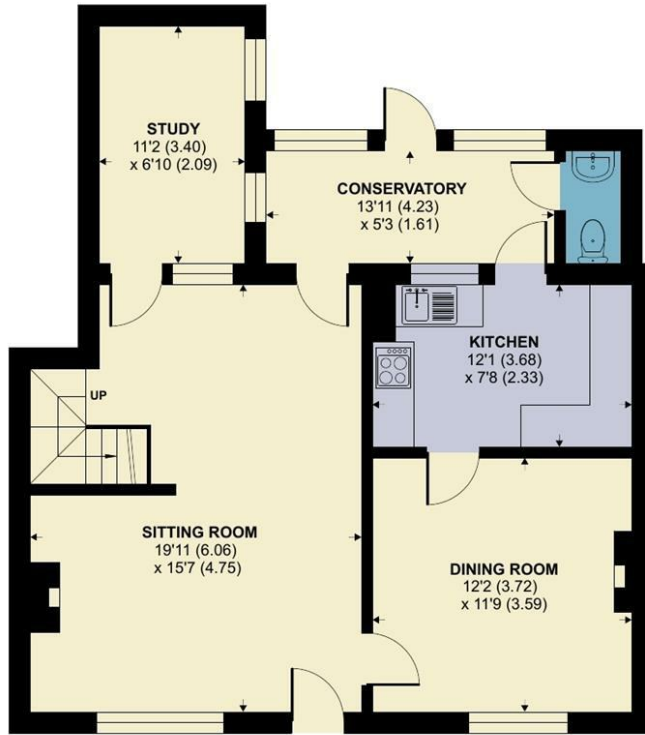
Energy Efficiency Rating	
Current	Potential
81	41

More energy efficient - lower running costs
Not energy efficient - higher running costs
 England & Wales EU Directive 2002/91/EC

Twyford, Westbury, Sherborne

Approximate Area = 1304 sq ft / 121.1 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: 1408419



Sherb/JM/0226



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