



**Connells**

Lodge 5 Saxon Maybank  
Bradford Abbas Sherborne



## Property Description

Lodge 5 is one of 16 holiday homes set in a secluded development surrounded by open fields. A property not to be missed. Just half a mile from the local village of Bradford Abbas and three miles from Sherborne.

Bradford Abbas is a village and civil parish in north west Dorset, England, 3 miles southeast of Yeovil and 5 miles southwest of Sherborne. The village has a good number of amenities including a church, a primary school and a public house. Both Sherborne and Yeovil offer a wider range of facilities as well as providing main line train stations and at Sherborne the direct link to London Waterloo while road links are along the A303 joined at Wincanton giving swift access to London and the Home Counties along the M3, M25 route.

## Living Space

22' 3" max x 19' max ( 6.78m max x 5.79m max )

## Lounge Area

Vaulted ceiling, two double glazed french doors to the rear, television aerial socket, USB sockets and two radiators.

## Kitchen Area

Wall and base units, work surfaces, integrated fridge/freezer and dishwasher, electric oven and gas hob with a cooker hood over.

## Utility Room

6' 3" x 4' 10" ( 1.91m x 1.47m )

Work surfaces, wall units, plumbing for a washing machine, space for a tumble dryer and the gas central heating boiler.

## Bedroom One

11' 6" x 9' 4" ( 3.51m x 2.84m )

French doors leading to the decked area, vaulted ceiling, fitted wardrobe, television aerial socket and a radiator.

## Ensuite

7' 1" max x 6' 1" max ( 2.16m max x 1.85m max )

Shower cubicle, wash hand basin, WC, heated towel rail and an extractor fan.

## Bedroom Two

9' 3" x 9' 2" ( 2.82m x 2.79m )

Double glazed window to the rear, double glazed door to the side, vaulted ceilings, fitted wardrobe, television aerial socket and a radiator.

## Bedroom Three

9' 2" x 7' 11" ( 2.79m x 2.41m )

Double glazed window to the rear and a radiator.

## Bathroom

7' 1" x 6' 3" ( 2.16m x 1.91m )

Double glazed door to the rear, bath with a shower over, WC, wash hand basin, heated towel rail and an extractor fan.

## Outside

With stunning views across countryside with raised deck area off the living space with a hot tub built in.

Communal gardens shared by all lodges, along with shared storage.

## Agents Note

All furniture and fixtures including the washing machine and tumble dryer can be included with the lodge.

## Site Fees

There is an annual site fee payable which for 2024 was £2604 + VAT. Increases on this fee are limited to annual RPI. Council tax is not applicable however water, gas, electricity and refuse collection are chargeable.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

EPC Rating:  
 Exempt

Service Charge: Ask  
 Agent

Ground Rent:  
 2604.00

Tenure: Leasehold



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