

An aerial photograph of a two-story house with a brown tiled roof and a garden. The house is made of light-colored stone or brick. It has a large front garden with a paved path leading to the front door. There are several trees and bushes in the garden. In the background, there are rolling hills and other houses.

Symonds
& Sampson

6 Old Farm

Yeovil Road, Sherborne, Dorset

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Yeovil Road

Sherborne

DT9 4DG

A spacious and versatile three-bedroom property offering multiple reception rooms, a conservatory, attractive garden and a double garage. Ideally positioned within close proximity to the amenities of Sherborne, whilst enjoying a peaceful and quieter setting, the property combines convenience with a pleasant residential environment.

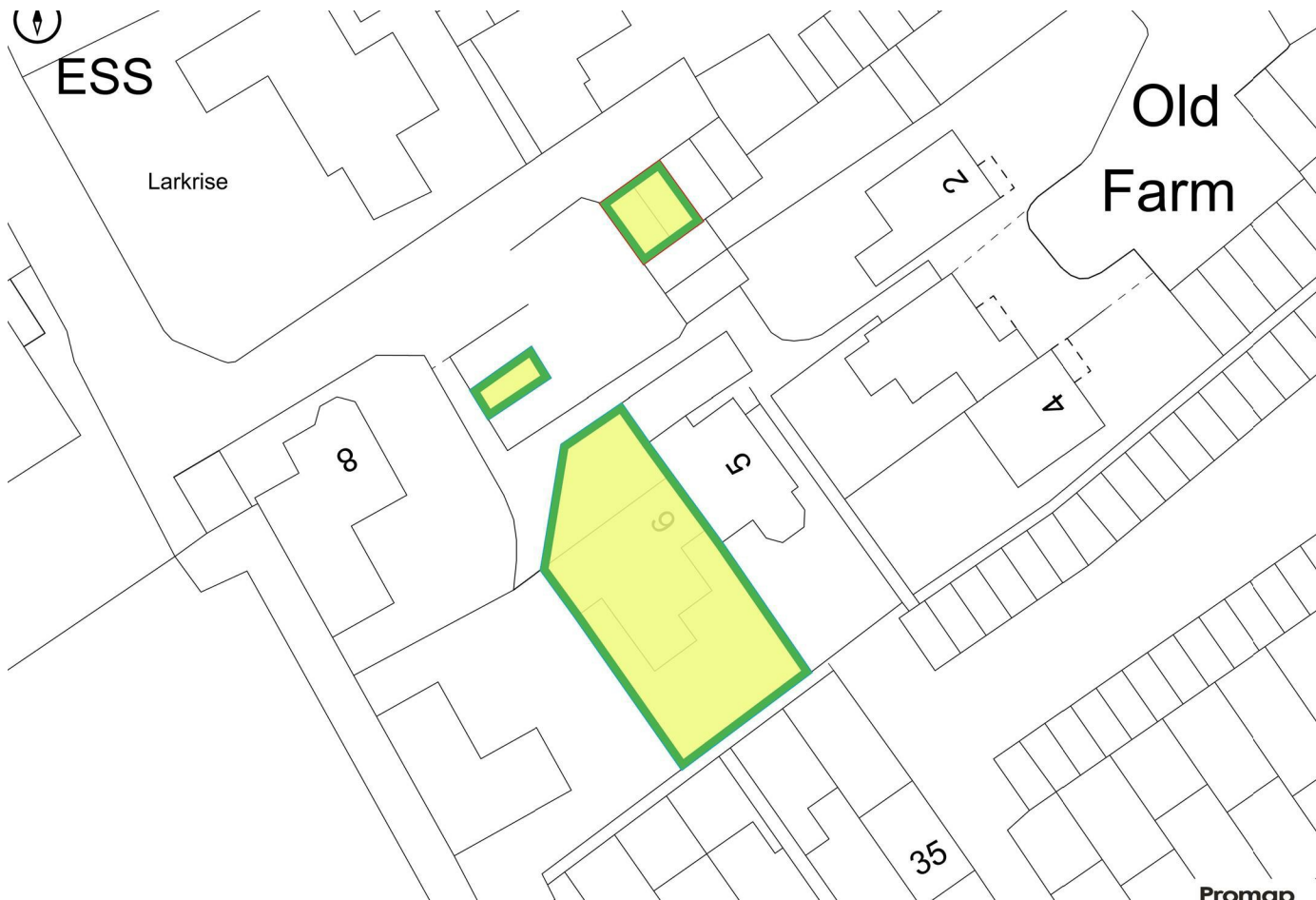


- Well presented three bedroom property
- Multiple reception rooms offering flexible living accommodation
- Well-appointed Shaker-style kitchen with separate utility room
- Principal bedroom with built-in wardrobes and en-suite shower room
- South-westerly facing rear garden with patio and lawn
 - Double garage and allocated parking space
 - Sought after location
 - No onward chain

Guide Price **£525,000**

Freehold

Sherborne Sales
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THE DWELLING

A generously proportioned and versatile three-bedroom home, offering approximately 1,594 sq ft of accommodation, complemented by a double garage of approximately 320 sq ft. The property offers an excellent balance of formal and informal living space, with multiple reception rooms, a conservatory, attractive garden and useful ancillary accommodation. Ideally positioned close to the amenities of Sherborne, whilst enjoying a peaceful and quieter setting, the property combines convenience with a pleasant residential environment.

ACCOMMODATION

A spacious entrance hall provides a welcoming approach to the property, with access to the reception rooms, kitchen and ground-floor cloakroom. The versatile layout offers excellent flexibility for modern family living.

The kitchen is fitted with attractive Shaker-style cabinetry, wooden worksurfaces and a Belfast sink, together with an integrated fridge and space for dining furniture. The adjoining utility room provides further storage, space for white goods and a cupboard housing the boiler, with the added benefit of access to both the front and rear.

The dining room is a spacious dual-aspect reception room, while the sitting room, positioned towards the rear, features a gas fireplace and provides access to the conservatory. Double doors lead from the sitting room into a further reception room, which can also be accessed from the entrance hall, offering useful flexibility as a family room, study or additional reception space. The conservatory

enjoys views and access towards the garden.

The first floor offers three well-proportioned bedrooms. The principal bedroom benefits from built-in wardrobes and an en-suite shower room, while bedrooms two and three are both generous rooms, with bedroom three also offering built-in storage. The bedrooms are served by the family bathroom.

GARDEN

To the rear, the south-westerly facing garden offers a pleasant and private outdoor space. A patio immediately adjoining the property provides an ideal area for dining and entertaining, beyond which is a level lawn bordered by an attractive array of shrubs and mature trees, creating a good degree of privacy.

To the front, a further area of lawn is enclosed by established hedging and complemented by a variety of shrubs. The property also benefits from allocated off-road parking for one vehicle and a garage, providing useful additional storage and parking.

SITUATION

The property is quietly positioned at the end of a no-through road, offering a peaceful residential setting whilst remaining within easy reach of Sherborne's highly regarded High Street. The town provides an excellent range of boutique shops, artisan bakeries, cafés, restaurants, gastropubs and everyday amenities, alongside its popular farmers' market.

The historic Sherborne Abbey, Almshouses and a number of

well-regarded schools are all within close proximity, including the town's renowned independent schools and respected state schools. Sherborne mainline railway station is also conveniently located, offering a direct service to London Waterloo in just over two hours, making the town particularly appealing to commuters.

Further amenities can be found in Yeovil, approximately 5.5 miles, and Dorchester, approximately 18 miles, whilst Castle Cary, around 12 miles away, provides a faster rail service to London Paddington. The A303 is readily accessible, providing excellent road connections towards the Home Counties and beyond, with Bournemouth, Bristol and Exeter airports all within convenient travelling distance.

MATERIAL INFORMATION

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

Gas central heating.

Broadband - Ultrafast broadband is available.

Mobile phone connection is available at the property for further information please see - <https://www.ofcom.org.uk>

Dorset Council

Council Tax Band: E

DIRECTIONS

What3words - [///lordship.dwarf.impaled](https://www.what3words.com/#!/lordship.dwarf.impaled)





Old Farm, Yeovil Road, Sherborne

Approximate Area = 1594 sq ft / 148 sq m

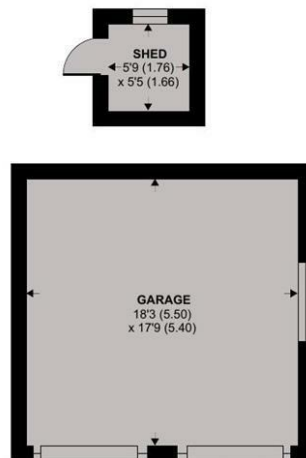
Garage = 320 sq ft / 29.7 sq m

Outbuilding = 31 sq ft / 2.8 sq m

Total = 1945 sq ft / 180.5 sq m

For identification only - Not to scale

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



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: 1511768



Sherb/JM/0926



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