



Symonds
& Sampson

81

Newland, Sherborne, Dorset

81

Newland
Sherborne
Dorset
DT9 3AG

A delightful Grade II listed two-bedroom cottage with stone elevations and character features throughout. It offers a charming living room, well-appointed kitchen, versatile sun room and enclosed garden, all set in a desirable location.



- Attractive two-bedroom terraced property
- Grade II listed property retaining a wealth of period features throughout
 - Two reception room
 - Two double bedrooms
- Sought after location with close proximity to amenities
 - No onward chain

Guide Price **£350,000**

Freehold

Sherborne Sales
01935 814488
sherborne@symondsandsampson.co.uk



THE DWELLING

Offering attractive stone elevations beneath a tiled roof, this charming two-bedroom terraced cottage is ideally situated in a highly sought-after location. As a Grade II listed property, it retains a wealth of character and period features throughout.

The accommodation has been thoughtfully enhanced by a sympathetic ground floor extension, designed to complement the original structure while improving the overall living space. The first floor comprises two well-proportioned double bedrooms, continuing the property's appealing blend of character and practicality.

ACCOMMODATION

The living room, positioned to the front of the property, is centred around a multi-fuel burning stove set upon a brick hearth with an attractive bressumer beam above. A sash window with a window seat enhances the character and provides a pleasant outlook.

A central hallway leads through to the kitchen, which is fitted with freestanding solid wood units, a Belfast sink, and space for a cooker, with a window overlooking the rear courtyard. Opposite, the family bathroom is conveniently located.

To the rear, a passageway provides space for white goods and leads to both the courtyard and, via a separate door, the main garden. The sun room, accessed from here, offers a spacious and versatile reception area, flooded with natural light from skylights and French doors opening onto the rear garden.

The first floor comprises two double bedrooms, both benefitting from fitted wardrobes and enhanced by exposed beams, with the principal bedroom further featuring an attractive feature fireplace.

GARDEN

The property enjoys a generous, terraced rear garden, predominantly laid to lawn and offering a bright and inviting outdoor space. An array of established planting, including mature trees and shrubs, adds colour and character throughout, while the garden is fully enclosed by fencing, creating a charming setting.

A separate courtyard can be accessed from the opposite side of the rear reception room and provides additional storage accommodation, including a useful log store.

MATERIAL INFORMATION

Mains electric, 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: D

Probate granted

The property is situated in a conservation area.

The property holds a Grade II Listed status.

The vendors have advised that the multi-fuel stove will require attention, including the installation of a replacement flue liner, sealing of the stove-to-flue pipe connection, and repositioning of the stove to ensure appropriate clearance from the timber beam above.

SITUATION

The property is situated within easy reach of Sherborne's highly regarded high street, which offers an appealing mix of boutique shops, artisan bakeries, cafés, restaurants, gastropubs and a popular farmers' market. The town is particularly well known for its excellent range of schooling, including both highly regarded state and independent options such as Sherborne School, Sherborne Girls and The Gryphon School, making it an attractive choice for families.

The mainline railway station is also within short distance, providing a direct service to London Waterloo in just over two hours, making the location particularly convenient for commuters.

Further amenities can be found in the nearby towns of Yeovil (approximately 5.5 miles) and Dorchester (approximately 18 miles). Additional transport links include a faster rail service to London Paddington from Castle Cary (around 12 miles), along with convenient access to the A303, providing routes towards the Home Counties. The regional airports at Bournemouth Airport, Bristol Airport and Exeter Airport are also all within reasonable travelling distance.

DIRECTIONS

What3words - ///jeering.bleaker.presenter



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
112 plus	A		
81-111	B		
69-80	C		
55-68	D	64	74
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Newland, Sherborne

Approximate Area = 644 sq ft / 59.8 sq m

Outbuilding = 10 sq ft / 0.9 sq m

Total = 654 sq ft / 60.7 sq m

For identification only - Not to scale



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: 1439718



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 or 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