



# Coombe View

Priestlands  
Sherborne  
DT9 4HN

An impressive contemporary four bedroom detached residence constructed in 2013, offering exceptionally spacious, light-filled accommodation and refined open-plan living with underfloor heating. Occupying a highly sought-after position within Sherborne, the property further benefits from two elegant en suite bedrooms, landscaped gardens and generous private parking.



- Contemporary four bedroom detached residence
- Constructed by highly regarded local developers
  - Expansive split-level open-plan living space
    - High specification throughout
- Principal suite with dressing area and en suite
  - Landscaped garden
  - Garage and driveway
- Close proximity to Sherborne amenities

Offers In Excess Of **£800,000**

Freehold

Sherborne Sales  
01935 814488  
[sherborne@symondsandsampson.co.uk](mailto:sherborne@symondsandsampson.co.uk)



## THE DWELLING

Constructed in 2013 by a highly reputable local developer, this distinguished detached residence exemplifies contemporary architecture combined with an exacting standard of craftsmanship and specification.

Extending to four generously proportioned bedrooms, the property occupies a particularly desirable plot, enjoying a discreet and secluded setting with attractive views towards Coombe. The ground floor has been meticulously designed to provide expansive open-plan living accommodation, ideally suited to modern family life and entertaining alike. High-calibre finishes are evident throughout, complemented by comprehensive underfloor heating.

Positioned within convenient proximity to the comprehensive amenities of Sherborne, the property affords the rare advantage of accessibility whilst retaining a peaceful, tucked-away aspect in one of the locality's most sought-after settings.

## ACCOMMODATION

Upon entering, the remarkable sense of space and natural light is immediately apparent, with a direct sightline extending through to the rear garden. The welcoming entrance hall is laid with solid timber flooring, complemented by underfloor heating, and provides access to the principal living accommodation beyond.

Arranged over two subtly defined levels, the impressive open-plan living space has been thoughtfully conceived to create both distinction and flow. The kitchen and dining area occupy an elevated position, forming a natural focal point for entertaining, whilst the generously proportioned reception area is situated to the rear. Here, expansive bi-folding doors span almost the entirety of the rear elevation, framing delightful views of the garden and seamlessly extending the living space outdoors during the warmer months.

The kitchen is comprehensively appointed to meet the demands of modern living, featuring elegant shaker-style cabinetry and a range of integrated appliances, delivering both functionality and refined aesthetic appeal.

Also accessed from the entrance hall is a well-appointed cloakroom, integral access to the garage, and a separate utility room fitted with ample cabinetry and designated

space for white goods.

The first floor opens onto an exceptionally spacious landing, providing ample room for a seating area or dedicated study space, thereby enhancing both versatility and comfort.

Positioned to the rear, the principal bedroom is a beautifully proportioned featuring a Juliet balcony and a generous walk-through dressing area, which leads seamlessly to a well-appointed ensuite shower room.

Bedroom two, situated adjacent, also enjoys the benefit of a Juliet balcony together with its own ensuite shower room, offering excellent guest accommodation.

Two further double bedrooms are located to the front of the property and are served by a stylish family bathroom fitted with a comprehensive suite, completing the first-floor arrangement.

## GARDEN

To the rear, the garden has been thoughtfully arranged to create a series of well-defined outdoor spaces. Immediately adjoining the property is an elevated terrace, accessed directly via expansive bi-folding doors, providing an ideal setting for alfresco dining and entertaining while enjoying a pleasant outlook over the garden. A full-width retractable awning spans the bi-fold doors, offering welcome shade and shelter when required.

Beyond the terrace, a generous expanse of lawn extends down the garden, leading to a further terraced area positioned to the rear. This section incorporates a productive kitchen garden, complemented by a garden shed and greenhouse.

The property benefits from side access on both elevations, leading to the front driveway, which provides ample parking for several vehicles. In addition, there is access to the integral garage.

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

Sherborne provides excellent educational options, including two primary schools, The Gryphon School for secondary education, and highly regarded private schools such as the Sherborne schools, Leweston, and Hazlegrove. The town benefits from a regular train service to London Waterloo (approximately 2.5 hours), while a faster service to London Paddington (around 90 minutes) is available from Castle Cary station (12 miles). Bournemouth, Bristol, and Exeter Airports are also within easy reach.

Of particular note, the property is conveniently positioned near a pedestrian pathway providing direct access to Blackberry Lane, opposite which lies the Quarr Local Nature Reserve, offering attractive green space and ideal dog-walking opportunities.

## MATERIAL INFORMATION

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

Gas central heating.

Broadband - Ultrafast broadband is available.

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

Dorset Council

Council Tax Band: G

The property shares a right a way granting side access leading to the garden.

## DIRECTIONS

What3words - [///muffin.engulfing.audio](https://www.what3words.com/#!/muffin.engulfing.audio)





# Coombe View, Priestlands, Sherborne

Approximate Area = 2399 sq ft / 222.8 sq m

Garage = 171 sq ft / 15.8 sq m

Total = 2570 sq ft / 238.6 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
102 plus A		
81-91 B	81	83
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: 1406331



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