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Uplands, Yetminster, Sherborne, Dorset

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Uplands
Yetminster
Sherborne
DT9 6JZ

A beautifully presented detached home, thoughtfully extended and renovated to create versatile, contemporary family accommodation. Featuring an impressive open-plan kitchen/dining room, generous sitting room, four double bedrooms and a landscaped garden. The property also benefits from solar panels installed in 2026, an extended driveway and a single garage.



- Thoughtfully extended and comprehensively renovated by the current owners
- Spacious and versatile accommodation extending to approximately 1,531 sq ft
 - Impressive open-plan kitchen and dining room
 - Underfloor heating
- Four double bedrooms including an ensuite and dressing room to the master bedroom
 - Landscaped garden
 - Garage
 - Solar panels

Guide Price **£450,000**
Freehold

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THE DWELLING

An attractive detached home which has been thoughtfully extended and comprehensively renovated by the current owners. The result is a versatile and beautifully presented property, combining generous proportions with a contemporary open-plan arrangement ideally suited to modern family life.

The accommodation extends to approximately 1,531 sq ft, with an additional 136 sq ft garage, and is arranged over two floors. Particular attention has been given to the quality and practicality of the ground-floor accommodation. Further enhancing the property's appeal, solar panels were installed in 2026.

ACCOMMODATION

The front door opens into a spacious entrance hall, from which there is internal access to the garage and a well-appointed shower room.

At the heart of the house is the impressive open-plan kitchen and dining room. The contemporary kitchen is fitted with an extensive range of cabinetry, integrated appliances and a substantial island unit which provides both useful preparation space and an informal focal point. Underfloor heating extends through the kitchen and dining area, while a skylight above the dining room introduces an abundance of natural light. Bi-fold doors open directly onto the garden, creating a seamless transition between the interior and outside entertaining spaces.

Beyond the kitchen is a generously proportioned sitting room, centred around a wood-burning stove which forms an attractive focal point. The room enjoys excellent natural light and provides a comfortable space for both everyday living and entertaining.

Bedroom one is situated on the ground floor and provides considerable flexibility, whether used as a principal bedroom, guest suite or additional reception room. It benefits from underfloor heating and bi-fold doors opening onto the garden. A walk-in dressing room leads through to the en suite shower room, completing a particularly private and well-planned suite.

On the first floor are three further double bedrooms, each with built-in wardrobes, together with a family bathroom. The layout offers excellent flexibility for family occupation, guests and home working.

GARDEN

The property enjoys a wonderful connection with the garden, with bi-fold doors opening from both the dining area and principal bedroom, creating a seamless link between indoor and outdoor living.

The beautifully landscaped garden provides an attractive and inviting setting, featuring a patio area adjoining the property, beyond which lies a lawn bordered by mature shrubs and established planting.

To the front, the driveway has been extended to provide additional off-road parking and leads to a single garage.

SITUATION

The property is situated within the popular village of Yetminster, which offers a range of everyday amenities including a village shop, doctor's surgery, public house, and a well-regarded primary school. The village also benefits from its own railway station, providing convenient connections to the wider network.

The nearby historic abbey town of Sherborne offers a more comprehensive range of facilities, including a variety of independent

shops, supermarkets, restaurants, and cafés. Sherborne is particularly renowned for its excellent schooling, with both state and highly regarded independent options including Sherborne School, Sherborne Girls, and The Gryphon School. The town also provides a mainline railway station with direct services to London Waterloo.

The regional centre of Yeovil lies within easy reach and offers an extensive range of shopping, leisure, and employment facilities.

MATERIAL INFORMATION

Mains electric, water and drainage.

Electric central heating.

Solar panels owned outright to the property.

Broadband - Superfast 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: C

DIRECTIONS

What3words - [///cuddling.richer.vest](#)



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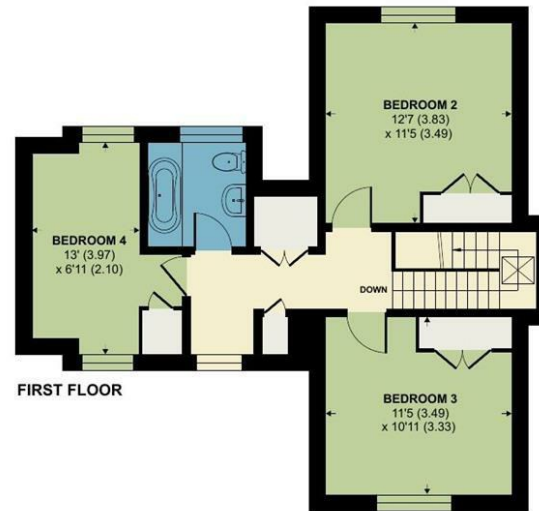
Approximate Area = 1531 sq ft / 142.2 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 1667 sq ft / 154.8 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	33	36
(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: 1529672



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