

Symonds  
& Sampson



# 15 Uplands

Uplands, Yetminster, Sherborne, Dorset

# 15

Uplands  
Yetminster  
Sherborne  
DT9 6JZ

A well-presented and highly versatile property, offering two reception rooms, a modern kitchen and three well-proportioned bedrooms, complemented by a newly finished bathroom. The property further benefits from a generous south-westerly facing garden and ample off-road parking alongside a garage.



- Three bedroom detached property
  - Two reception rooms
- Thoughtfully renovated throughout by the current owners
- South-westerly positioned garden
  - Garage and off street parking
- Sought after village location with close proximity to amenities

Guide Price **£420,000**

Freehold

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## THE DWELLING

A detached residence offering well-presented accommodation throughout, which has been thoughtfully updated and renovated during the current vendor's ownership. The improvements include a comprehensive programme of modernisation, as well as the opening up of the kitchen and dining room to create a spacious kitchen/diner at the rear. In addition, the former garage has been converted to provide an extra reception room on the ground floor, enhancing the property's versatility and living space.

## ACCOMMODATION

Entered via a porch, the entrance hall provides access to the four principal reception rooms. The living room is a particularly inviting space, centred around a feature fireplace, with parquet flooring and a large window allowing for an abundance of natural light.

The kitchen is well-appointed to meet all culinary needs, offering space for white goods alongside high-quality cabinetry and solid wood work surfaces. There is ample room for dining furniture, and a rear door leads directly out to the patio area.

The dining room is positioned off the hallway, providing a spacious and versatile reception area, while a

cloakroom/utility room can be located off the hallway further housing the combi oil boiler.

On the first floor, three bedrooms are arranged off the landing, all benefiting from built-in wardrobes. The principal bedroom further offers access to the eaves storage. The accommodation is served by a newly finished bathroom, fitted with a modern suite to a high standard.

## GARDEN

Externally, the rear garden features a gravel patio area adjoining the property, which wraps around to the side. Beyond this, a lawned garden is bordered by established flower beds and planting. A greenhouse is positioned to the side, along with a substantial summer house offering versatile additional space and benefitting from power. There is also access to the rear of the garage from the garden. To the front, the property provides off-road parking.

## 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 water, electricity and drainage.  
Oil fired central heating.

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: D

## DIRECTION

What3words - ///absorbing.reliving.visual



# Uplands, Yetminster, Sherborne

Approximate Area = 1183 sq ft / 109.9 sq m

Limited Use Area(s) = 89 sq ft / 8.2 sq m

Outbuilding = 97 sq ft / 9 sq m

Garage = 142 sq ft / 13.1 sq m

Total = 1511 sq ft / 140.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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: 1438237



Sherb/JM/0426



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