



Symonds  
& Sampson

# The Rockery

Coombe, Sherborne, Dorset

# The Rockery

Coombe  
Sherborne  
Dorset  
DT9 4BX

A unique, four bedroom detached home with detached garage and a garden.



- Four bedroom detached home
- Beautiful views of surrounding countryside
  - Close to Sherborne town centre
    - No onward chain
    - Council Tax Band: G
- Detached double garage and parking

Guide Price **£545,000**

Freehold

Sherborne Sales  
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## ACCOMODATION

Entering the property through its front door you are welcomed by the entrance hall with a window looking to the front and a radiator.

A door from the entrance hall opens into the utility room which has a fitted worktop with space and plumbing under for a washing machine and tumble dryer.

Beyond the utility room is a cloakroom with a WC, wash hand basin with vanity under and a window looking to the rear.

The dining room is of a good size and has double aspect windows to the front and rear, two radiators and a fire place with recess shelving to either side with built in cupboards under.

The kitchen is fitted with a range of base units, a 1 ½ bowl stainless steel sink with a mixer tap and drainer, a four ring gas hob and a Rayburn cooker. There is plentiful space for kitchen appliances such as a fridge and freezer. Windows look to the front, side and rear and a uPVC stable door provides access to the side and garden.

To the right of the entrance hall is the sitting room which again has double aspect windows looking to the front and rear. There is a fireplace fitted with a wood burning stove as well as a radiator.

A study is situated to the front of the property with a window and a radiator.

Stairs from the entrance hall rise to the first floor landing which has

windows looking to the rear, a radiator and a fitted cupboard over the stairs.

Bedroom one is of a generous size and has a window looking to the side, a radiator, fitted wardrobes and a shower unit.

Bedroom two also has fitted wardrobes, a radiator and an airing cupboard housing the hot water cylinder. A window looks to the front across the picturesque views.

Bedrooms three and four both have windows and radiators and bedroom three has a door providing access to the substantial loft storage space.

The bathroom comprises a freestanding bath with bath shower mixer, WC, wash hand basin and heated towel rail. A window enjoys views to the front.

## OUTSIDE

The property is approached from a driveway which provides ample parking and leads to the double garage with an up and over door. Steps then rise to the front of the house. Natural gardens surround the property with a patio area to the side and rear creating ample space for placing outside furniture and enjoying the impressive views.

## SITUATION

Coombe is a peaceful rustic situated approx. 1/2 a mile north of the town centre, on the back road that leads to Sherborne Golf Club

and Sandford Orcas. The property is approximately a 15 minute walk away from Sherborne's Town Centre. Sherborne's shops and facilities, include a good range of individual shops, 2 supermarkets, sports facilities and the railway station which is on the direct line to London Waterloo (2hrs 15 mins). Sherborne is well known for its excellent schools, both independent and state. Yeovil, which is 6 miles away, has a good choice of larger stores, supermarkets and business parks. There is good access to the A303 for road links to Exeter and London.

## SERVICES

Mains electric, gas, drainage and water  
Gas central heating  
Dorset Council - [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)  
Council Tax Band - G  
EPC - E

Ultrafast broadband is available in the area  
Mobile phone coverage is available outside, limited coverage is available inside .  
Source Ofcom [ofcom.org.uk](http://ofcom.org.uk)

Flooding - the Government's flood risk assessment at <https://check-long-term-flood-risk.service.gov.uk/risk#> gives the flood risk of an area, not a specific property. The owners report there have been no issues for this property with flooding during their or previous ownerships.



Energy Efficiency Rating	
Current	Potential
They're energy efficient - lower running costs	
78	
44	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

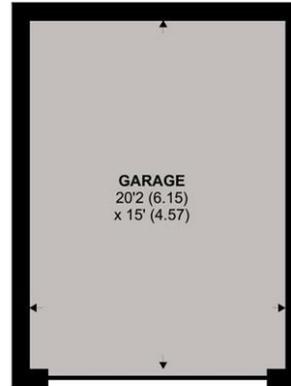
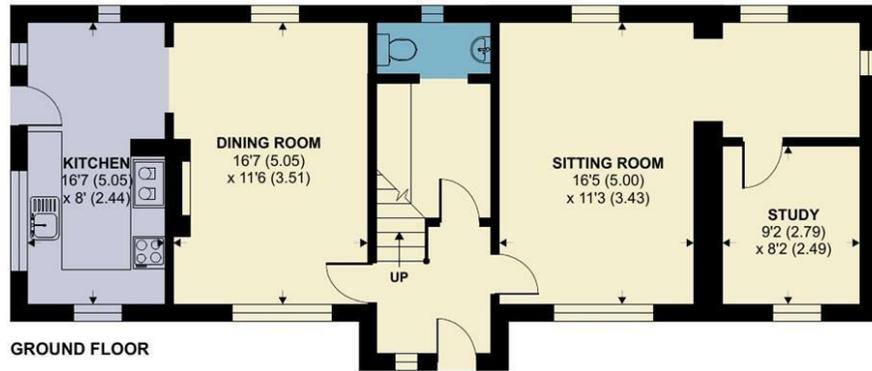
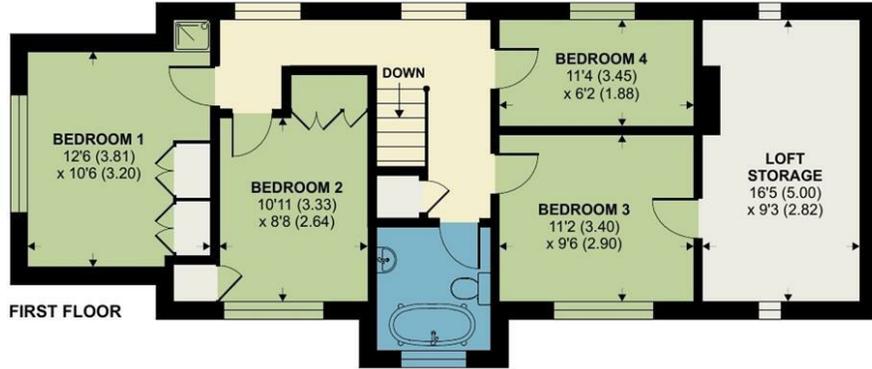
# The Rockery, Coombe, Sherborne

Approximate Area = 1589 sq ft / 147.6 sq m

Garage = 302 sq ft / 28.1 sq m

Total = 1891 sq ft / 175.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 964470



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