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Clanfield, Sherborne, Dorset

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Clanfield
Sherborne
Dorset
DT9 6AZ

An attractive and well-maintained mid-terrace home offering bright, well-proportioned accommodation including two double bedrooms and a modern fitted kitchen. Enjoying an enclosed rear garden and allocated parking, the property is ideally situated within easy reach of Sherborne's excellent amenities and railway station.



- Modern mid-terrace property
 - Two double bedrooms
 - Contemporary fitted kitchen
- Enclosed, low-maintenance rear garden
 - Allocated parking space
 - No onward chain
- Close proximity to Sherborne's amenities

Offers In Excess Of **£200,000**
Freehold

Sherborne Sales
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THE DWELLING

A well-presented modern mid-terrace freehold house enjoying a convenient position within easy walking distance of Sherborne's historic town centre, mainline railway station and local amenities. Offered with no onward chain, the property benefits from two double bedrooms, a modern fitted kitchen, an enclosed low-maintenance rear garden and allocated off-road parking.

ACCOMMODATION

An entrance porch leads into a bright and spacious sitting/dining room with a front aspect and staircase rising to the first floor. To the rear is a recently refitted kitchen/breakfast room, fitted with a range of contemporary units, ample work surfaces, appliance space and a door opening directly onto the garden.

The first floor comprises two generous double bedrooms, one enjoying views over the rear garden and the other benefiting from a pleasant outlook to the front. A family bathroom is fitted with a white suite including a bath with shower over, wash basin and WC.

GARDEN

Outside, the front of the property is approached via a paved pathway with a small landscaped frontage. The enclosed rear garden has been designed for ease of maintenance, being predominantly paved and bordered by timber fencing. A garden shed provides useful storage, while a rear gate gives access to the allocated parking space.

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.

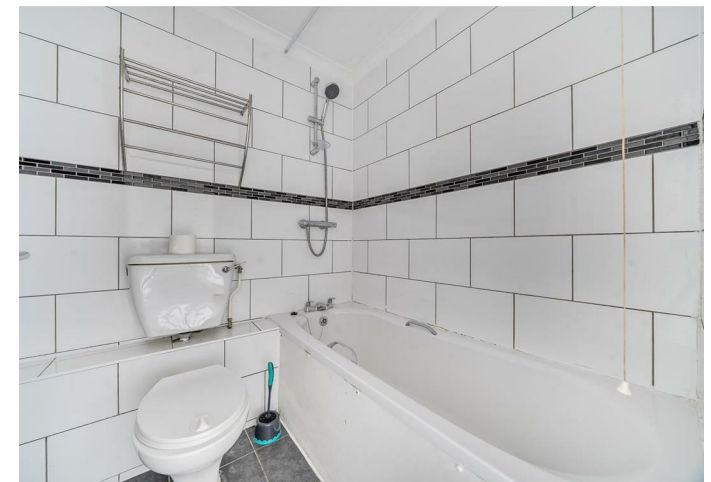
MATERIAL INFORMATION

Mains water, electricity, gas and drainage.
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: B

DIRECTIONS

What3words - ///doses.judge.surpassed





Clanfield, Sherborne

Approximate Area = 604 sq ft / 56.1 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: 1481791



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	75	
(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	



Sherb/KS/0626



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