

A photograph of a two-story stone house with a tiled roof. The house is covered in ivy, particularly around the windows and the central door. There are three chimneys visible. The house is surrounded by lush greenery and flowering plants. A stone path leads to the front door. The sky is blue with some clouds.

Symonds
& Sampson

Brooklands

7 Bridge Place, Nether Compton, Sherborne, Dorset

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Nether Compton
Sherborne
Dorset DT9 4QF

A charming and beautifully presented country residence set within glorious mature gardens providing exceptional privacy and colour throughout the seasons. The house offers elegant and characterful accommodation, including three delightful bedrooms, well-proportioned reception rooms and a bespoke kitchen/dining room. A versatile garden studio with adjoining terrace provides excellent additional space, all within a highly sought after village location.



- Handsome period country property
 - Character features throughout
 - Two reception rooms
 - Three bedrooms
- Beautifully mature cottage-style gardens
 - Modern garden studio
- Sought after village location
 - Driveway

Offers In Excess Of **£600,000**
Freehold

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THE DWELLING

Occupying a delightful position enveloped by beautifully established gardens, this exceptional period residence is an elegant and quintessential English country home of considerable charm and character. Constructed of mellow natural stone beneath a traditional tiled roof, the house displays a wealth of architectural detail, including brick dressings, climbing ivy-clad elevations and handsome chimney stacks, all contributing to its timeless and picturesque appearance.

Believed to date from the nineteenth century, the property has evolved gracefully over the years and today offers refined and atmospheric accommodation arranged over two floors. The interiors retain a wonderful sense of warmth and authenticity, combining period character with comfortable family living. Large sash-style windows draw excellent natural light into the principal rooms whilst affording attractive views over the surrounding gardens.

ACCOMMODATION

Internally, the accommodation flows from a welcoming entrance hall into a series of well-proportioned reception rooms, ideally suited to both everyday family living and entertaining. The principal reception spaces are rich in character, with features such as fireplaces, exposed timbers and traditional joinery combining to create rooms of warmth, charm and considerable atmosphere.

The kitchen, designed to cater for modern living with ease offers an open-plan kitchen/dining arrangement, complemented by bespoke cabinetry, provides both functionality and a sociable setting. A ground floor bathroom further enhances the practicality of the layout.

On the first floor, the accommodation comprises three charming bedrooms, each enjoying pleasant views over the gardens and surrounding greenery. These rooms are served by a well-appointed shower room, completing the first-floor accommodation.





GARDEN

The gardens are a defining feature of the property, having been lovingly cultivated and now beautifully mature. They provide a richly planted setting of exceptional privacy and seasonal interest, with expanses of lawn interspersed with established shrubs, climbing roses, herbaceous borders and specimen trees, creating an idyllic backdrop that is entirely in keeping with the character of the house.

A terrace adjoining the property offers an ideal setting for outdoor dining and entertaining during the warmer months, seamlessly extending the living space outdoors.



Positioned to the rear of the garden is a modern studio, a valuable and highly versatile addition to the property. Benefiting from light and power, it offers excellent flexibility for a variety of uses, complemented by an adjoining patio area.

To the front of the property, the house is approached through mature planting and enclosed greenery, creating a distinctly private and tranquil arrival. Positioned at the front of the garden, a driveway provides ample off-road parking for several vehicles, whilst remaining well screened by established planting. The beautifully composed façade,

softened by climbing plants and framed by deep herbaceous borders, immediately conveys the enduring elegance of a traditional English country house.

SITUATION

Occupying an attractive position within the highly sought-after village of Nether Compton, a charming Dorset village situated just a short distance from the historic Abbey town of Sherborne. The village enjoys a strong sense of community and offers a range of local amenities including a parish church, village hall and public house, whilst further day-to-day and recreational facilities can be found in nearby



Sherborne. Renowned for its picturesque architecture, excellent schooling and mainline railway station providing regular services to London Waterloo, Sherborne remains one of Dorset's most desirable market towns. The surrounding countryside offers an abundance of walking, cycling and riding opportunities amidst rolling Dorset landscapes, while the A30 and A303 provide convenient road links to the wider region. Brooklands is therefore ideally positioned to enjoy the tranquillity of village life whilst remaining within easy reach of excellent amenities and transport connections.

MATERIAL INFORMATION

Mains electric, water and drainage.
Oil-fired central heating.

Broadband - Ultrafast broadband is available.
There is mobile coverage available in the area, please refer to Ofcom's website for more details.
Dorset Council
Council Tax Band: D

The property is subject to a right of way over the shared pathway for the benefit of neighbouring residents at



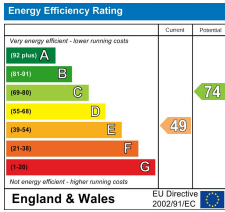
Bridge Place. The owner is required to contribute a fair and reasonable proportion, as and when necessary, towards the cost of maintaining and repairing this pathway.

The property is subject to an easement over the front driveway in favour of the electricity provider for access to and maintenance of electrical infrastructure.

The property is situated within a conservation area.

DIRECTIONS

What3words - ///youths.newlyweds.blending



Bridge Place, Nether Compton, Sherborne

Approximate Area = 1353 sq ft / 125.6 sq m

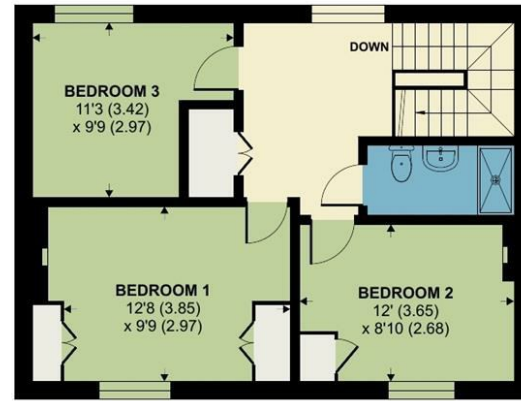
Outbuilding = 240 sq ft / 22.2 sq m

Total = 1593 sq ft / 147.8 sq m

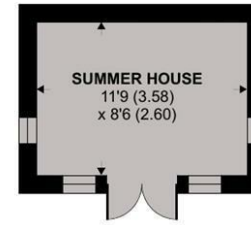
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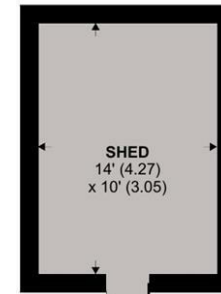
GROUND FLOOR



FIRST FLOOR



OUTBUILDING 2



OUTBUILDING 1



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1463154

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