

Symonds
& Sampson



Puddlebrook House

Brook Street, Milborne Port, Sherborne

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Brook Street
Milborne Port
Sherborne
DT9 5DN

A charming Grade II Listed period house of considerable character, offering beautifully presented accommodation with a wealth of original features throughout. The property includes two elegant reception rooms and three double bedrooms, combining period charm with practical living. Externally, it benefits from landscaped gardens to the front and rear, including a courtyard ideal for entertaining, together with off-street parking, all set within a highly desirable village location.



- A charming and substantial Grade II Listed property
- Offering considerable character and historic interest throughout
- Beautifully proportioned accommodation arranged over three floors
 - Two reception rooms
 - Three double bedrooms
 - Two bathrooms
 - Landscaped front and rear garden
 - Driveway

Guide Price **£500,000**

Freehold

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THE DWELLING

A handsome and particularly charming Grade II Listed village house, believed to date from 1672, offering beautifully proportioned accommodation arranged over three floors and combining considerable historic character with an inviting, atmospheric feel.

Constructed of attractive local stone beneath a pitched tiled roof with overhanging gables and brick end chimney stacks, the property is set over two storeys to the principal elevations and retains a wealth of period detailing. These include traditional fenestration with leaded casement windows and stone dressings, all contributing to the building's enduring architectural interest and presence within the street scene.

The property is further enriched by a host of retained features, with exposed beams, timber panelling, window seats and fine inglenook fireplaces, which together create a warm and characterful family home of rare appeal.

It occupies an enviable position within village and is approached through a delightful front garden, thoughtfully enclosed by mature hedging and established planting, affording a good degree of privacy while providing an attractive and welcoming first impression.

ACCOMMODATION

The accommodation is centred around an entrance hall and comprises two substantial reception rooms, each displaying a wealth of character. The principal living room is a particularly impressive space, featuring an inglenook fireplace and exposed timbers, whilst the second reception room offers excellent versatility as a formal dining room, family room or study. To the rear of the house is a fitted kitchen overlooking the garden, together with a useful cloakroom.

The first floor provides two well-proportioned double bedrooms, both enjoying attractive outlooks and period detailing. These are served by a family bathroom, whilst a spacious landing creates an excellent additional seating or study area

and enhances the sense of space throughout the house.

Occupying the second floor is a particularly generous principal bedroom suite, providing a private retreat with a walk-in wardrobe and adjoining wet room. The room benefits from a characterful atmosphere befitting a property of this period.

Throughout, the house has been sympathetically maintained, preserving its historic integrity whilst offering comfortable accommodation suited to modern family living. The combination of elegant proportions, original features and flexible accommodation creates a rare opportunity to acquire a distinguished period home of significant character.

GARDEN

To the rear, the property is complemented by beautifully established and immaculately maintained gardens, arranged in a courtyard style and enjoying a particularly private aspect. Mature trees and well-stocked shrubbery provide a rich sense of maturity and seclusion, interspersed with a number of inviting seating areas thoughtfully positioned to capture the outlook. A defined, enclosed entertaining space incorporates an outdoor kitchen, creating an excellent setting for al fresco dining and relaxed outdoor living. A sizeable shed is also located within the rear garden, benefitting from light and power, and offering useful ancillary storage or potential workshop space.

To the front, the garden is attractively landscaped, featuring a neatly maintained lawn bordered by established flowerbeds and seasonal planting. A paved pathway leads in an orderly manner to the front entrance, while to the front there is ample driveway parking for a number of vehicles, providing both convenience and a pleasing sense of arrival.

SITUATION

Located in Milborne Port, this charming setting combines convenience with tranquillity. The village offers an excellent range of local amenities, including Milborne Port Butchers, an award-winning fish and chip shop, a weekly produce

market, Co-op store, doctors' surgery, pharmacy, and hairdresser. The highly regarded fine dining restaurant, The Clockspire, is also just a short stroll away.

Milborne Port lies only a short drive from the historic town of Sherborne, which provides a further selection of shops, boutiques, cafés, and a Waitrose supermarket. The larger towns of Yeovil (approximately 5.5 miles) and Dorchester (around 18 miles) are also within easy reach. Sherborne benefits from a mainline railway station offering a regular service to London Waterloo, while nearby Castle Cary provides fast trains to London Paddington.

The village is served by a well-regarded primary school, with further excellent educational options available in Sherborne. Secondary education is provided by The Gryphon School, and there are several highly respected independent schools in the area, including the Sherborne Schools, Leweston, Hazlegrove, and the Bruton Schools.

MATERIAL INFORMATION

Mains electric, water, gas and drainage.
Gas central heating.

Broadband - Ultrafast broadband is available.
Mobile phone network coverage available at the property, for further information please see Ofcom.
Somerset Council
Council Tax Band: C

The property holds a Grade II Listed status.

The property is situated within a conservation area.

We are informed that the roof is clad in asbestos cement slates.

DIRECTIONS

What3words - ///just.either.centuries



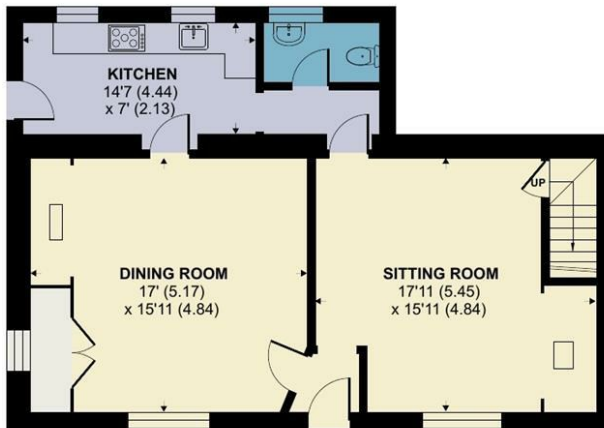
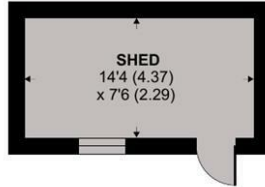
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Approximate Area = 1554 sq ft / 144.3 sq m
 Limited Use Area(s) = 123 sq ft / 11.4 sq m
 Outbuilding = 108 sq ft / 10 sq m
 Total = 1785 sq ft / 165.7 sq m

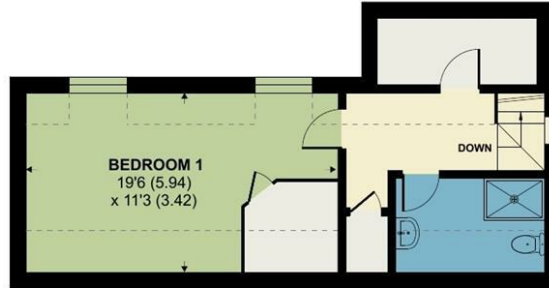
For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

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: 1476993



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