



13

St. Marys Road, Sherborne, Dorset

# 13

St. Marys Road  
Sherborne  
Dorset  
DT9 6DG

A link-detached two bedroom bungalow offering well presented accommodation in a sought after location.



- Link-detached two bedroom bungalow
  - Well presented accommodation
    - Enclosed rear garden
      - Garage
    - Off street parking
  - Close proximity to amenities

Guide Price **£325,000**

Freehold

Sherborne Sales  
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## THE DWELLING

This link detached two-bedroom bungalow is situated in a sought-after location and offers well-presented accommodation throughout. The living spaces are positioned to the rear of the property, providing a pleasant outlook and access to the garden, while the two bedrooms are located to the front, creating a practical and well-balanced layout.

## ACCOMODATION

Entering via an enclosed front porch, the hallway extends through the property, providing access to the principal accommodation and continuing to the rear.

The kitchen is well-appointed and designed to cater for all culinary needs, offering a comprehensive range of fitted cabinetry together with space for white goods alongside integrated appliances. There is ample room for dining furnishings, and a rear door provides direct access to the garden.

Adjoining the kitchen, the living room offers a comfortable reception space with a patio door opening onto the rear garden, creating a pleasant connection between indoor and outdoor living. The room provides generous proportions, comfortably accommodating both living and dining furniture if required.

The bedrooms are positioned either side of the hallway and are located to the front of the property. The family bathroom is conveniently situated nearby. Throughout the hallway there are several storage cupboards providing excellent practical storage solutions, in addition to housing the boiler and hot water tank.

## GARDEN

Offering a spacious garden to the rear the garden is fully enclosed and is largely laid to lawn with established shrubs planted throughout with a patio area adjacent to the property. Pedestrian access to the garage can be conveniently accessed from the rear garden whilst also offering side access. The frontage of the property offers a lawned area with a driveway and access to the single car garage.

## 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: C

## DIRECTIONS

What3words - [///gone.voters.quietest](https://www.what3words.com/)



# Marys Road, Sherborne

Approximate Area = 681 sq ft / 63.2 sq m

Garage = 131 sq ft / 12.1 sq m

Total = 812 sq ft / 75.3 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: 1468368



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(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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