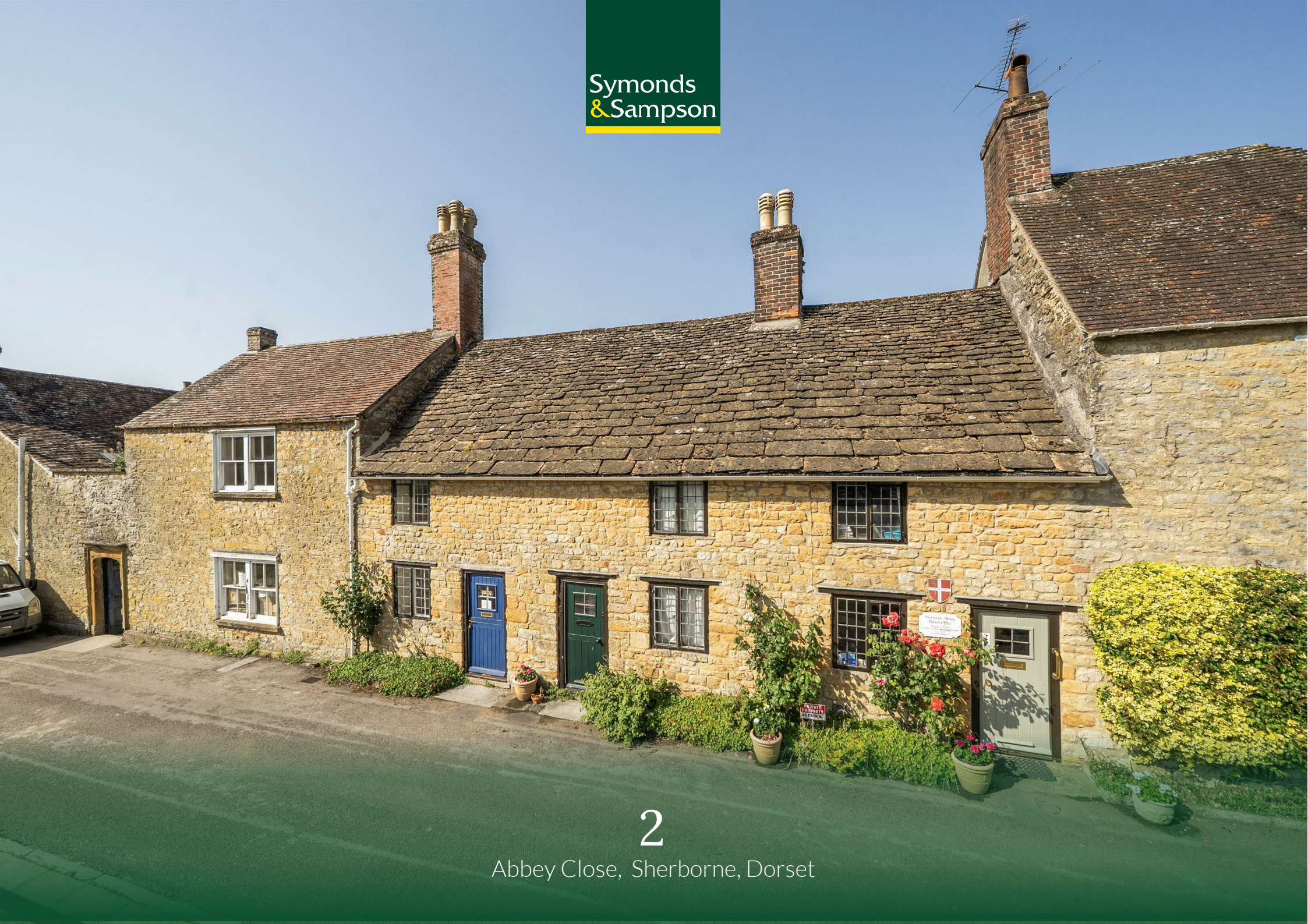




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Abbey Close, Sherborne, Dorset

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Abbey Close
Sherborne
Dorset
DT9 3LQ

A unique opportunity to acquire a piece of Sherborne's history. Occupying a prominent position on Abbey Close overlooking Sherborne Abbey, this charming Grade II Listed two-bedroom cottage offers characterful accommodation in one of the town's most desirable locations.



- Grade II Listed two-bedroom period cottage
- Overlooking the historic Sherborne Abbey
 - Character features throughout
- Situated within the heart of Sherborne
 - No onward chain

Guide Price **£275,000**

Freehold

Sherborne Sales
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THE DWELLING

Occupying an enviable position within one of Sherborne's most picturesque and sought-after locations, this attractive two-bedroom natural stone period cottage beautifully reflects the town's rich architectural heritage. Nestled within a quiet and characterful street, this delightful home enjoys an abundance of kerb appeal, with its mellow stone elevations, traditional timber windows and weathered stone tile roof combining to create a quintessential Dorset residence.

ACCOMMODATION

The property is entered directly into the sitting room, a characterful reception room with a window seat, sash windows enjoying views towards Sherborne Abbey and the adjoining lawns, and an attractive fireplace creating a central focal point.

Double doors lead through to the kitchen/dining room, fitted with a range of shaker-style wall and base units with work surfaces over and space for white goods. There is ample room for a dining table, whilst a rooflight provides plenty of natural light.

Beyond the kitchen is the bathroom, fitted with a white suite and benefiting from a rooflight.

Stairs rise from the sitting room to the first-floor landing, where there is a linen cupboard. The principal bedroom is a comfortable double with built-in storage, whilst the second bedroom also enjoys views towards the Abbey and benefits from a wash hand basin, together with the gas-fired boiler.

SITUATION

The property occupies a particularly attractive position in Abbey Close, a quiet and historic lane lying adjacent to Sherborne Abbey in the heart of the town. Sherborne is a thriving and highly regarded market town, renowned for its beautiful architecture, excellent range of independent shops, cafés, restaurants and everyday amenities.

The town offers a Waitrose supermarket, a range of medical facilities, leisure centre and mainline railway station with regular services to London Waterloo and Exeter. Sherborne is also well known for its excellent educational provision, including both state and independent schools, notably Sherborne School, Sherborne Girls, The Gryphon School and Leweston School.

The surrounding Dorset countryside provides a wealth of walking and riding opportunities, whilst the nearby A30 and A303 offer convenient road links to the South West and London. The Jurassic Coast, a UNESCO World Heritage Site, lies within easy driving distance, together with the county towns of Dorchester and Yeovil.

This central location combines the convenience of town living with the character and tranquillity of one of Sherborne's most historic settings, with the Abbey, its gardens and the town's amenities all within a short walk.

MATERIAL INFORMATION

Mains electric, water, gas and drainage.

Gas central heating

Broadband - Superfast 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: D

The property holds a Grade II Listed status and is situated within a conservation area.

DIRECTIONS

What3words - ///motored.condensed.hourglass



Abbey Close, Sherborne

Approximate Area = 602 sq ft / 55.9 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: 1482292



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(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	

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Sherb/KS/0726



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