

Marston House Sherborne, Dorset DT9





A newly refurbished Georgian house with off-road parking in an elevated setting, well positioned within Sherborne.



Town centre 0.3 mile, Sherborne station 0.8 mile (Waterloo 2.25 hours), Yeovil 5.5 miles, Wincanton/A303 9.2 miles, Castle Cary station 13.3 miles (Paddington 90 minutes), Dorchester 18.4 miles, Bristol Airport 40.6 miles. (Distances & times approximate)



Situation

Marston House is just off its namesake, Marston Road, about 0.3 mile from Sherborne's main shopping street, making it perfectly placed for a short stroll into the high street. The town has a wide range of shops, local businesses and facilities including both Waitrose & Sainsburys supermarkets, independant coffee shops and private artisan traders. For wider needs other larger towns within a reasonable driving distance include the regional centre of Yeovil (5.5 miles) and the county town of Dorchester (18.4 miles). Sherborne also has a direct service to Waterloo taking about 2.25 hours and there is a fast service from Castle Cary (13.3 miles) to Paddington taking about 90 minutes. For air travel Bournemouth, Bristol and Exeter Airports are all reasonably close by for UK and international destinations.



Marston House

A family home built in Georgian style, Marston House is an unlisted and classic stone-built house of the period. It has great character and has been sympathetically refurbished retaining many original architectural features including sash windows, window seats, timber floors, fireplaces, original staircase, galleried landing and good high ceilings and with views over the town.

The house currently has three well-proportioned reception rooms and a charming farmhouse-style kitchen with a walk-in pantry, wooden work surfaces, Belfast sink and electric Rangemaster range cooker, connected to a handy utility area with an accompanying shower.

Upstairs are three double bedrooms, one with an en suite shower room and the family bathroom.

Outside is a mature low maintenance wrap-around garden lying on two sides with a fine mature copper beech at its centre and views over the town. Driveway parking and carport.

Tenure

Freehold

Services

Mains water, electricity, drainage and gas. Gas-fired central heating.

Local Authority & Council Tax Band

Dorset Council
www.dorsetcouncil.gov.uk

Tax Band: F

Directions (Postcode DT9 4BL)

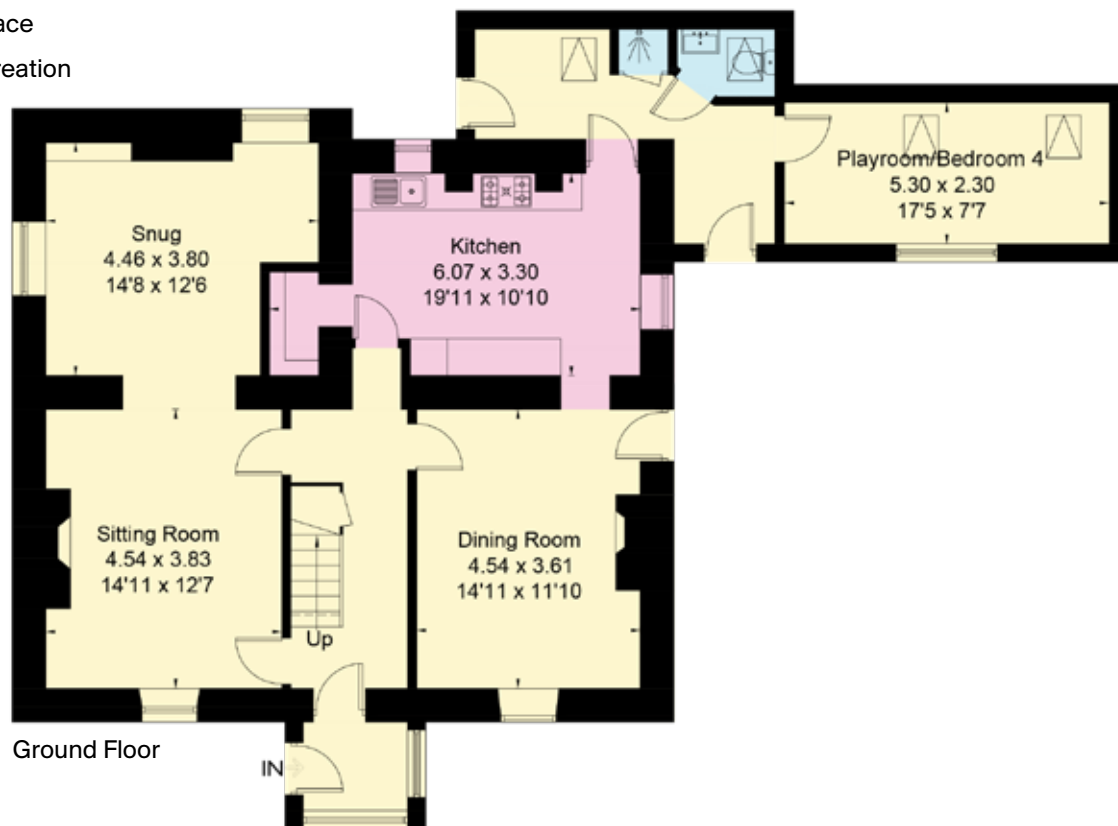
From The Green in the centre of Sherborne proceed west on the A30/Greenhill to the traffic lights at the bottom of the hill. Turn right onto the Marston Road/B3148 and the property will be found on the right after about 100 yards.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

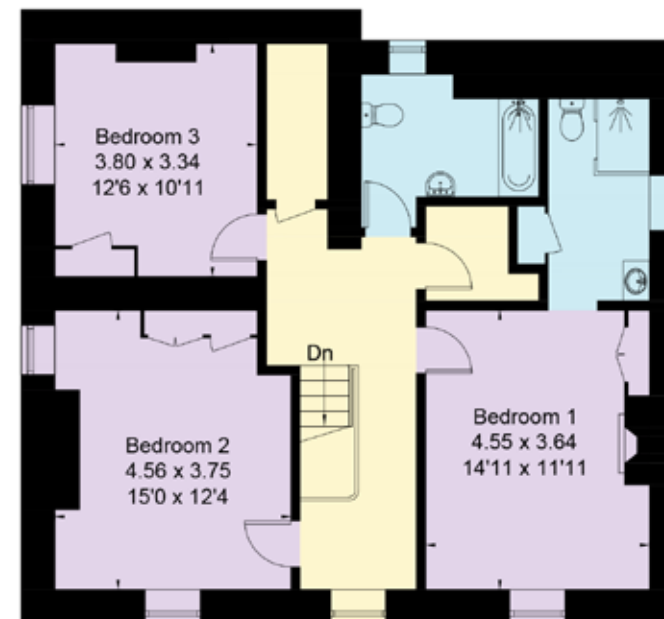
Approximate Gross Internal Floor Area
199.5 sq m / 2,147 sq ft
Including Limited Use Area (3.2 sq m / 34 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact.
 Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Ground Floor

= Reduced head height below 1.5m



First Floor

Knight Frank
 15 Cheap Street
 Sherborne, DT9 3PU
knightfrank.co.uk

I would be delighted to tell you more.

Simon Barker
 01935 810064
simon.barker@knightfrank.com



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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