



Stonedyke House, Westbury, Sherborne, Dorset



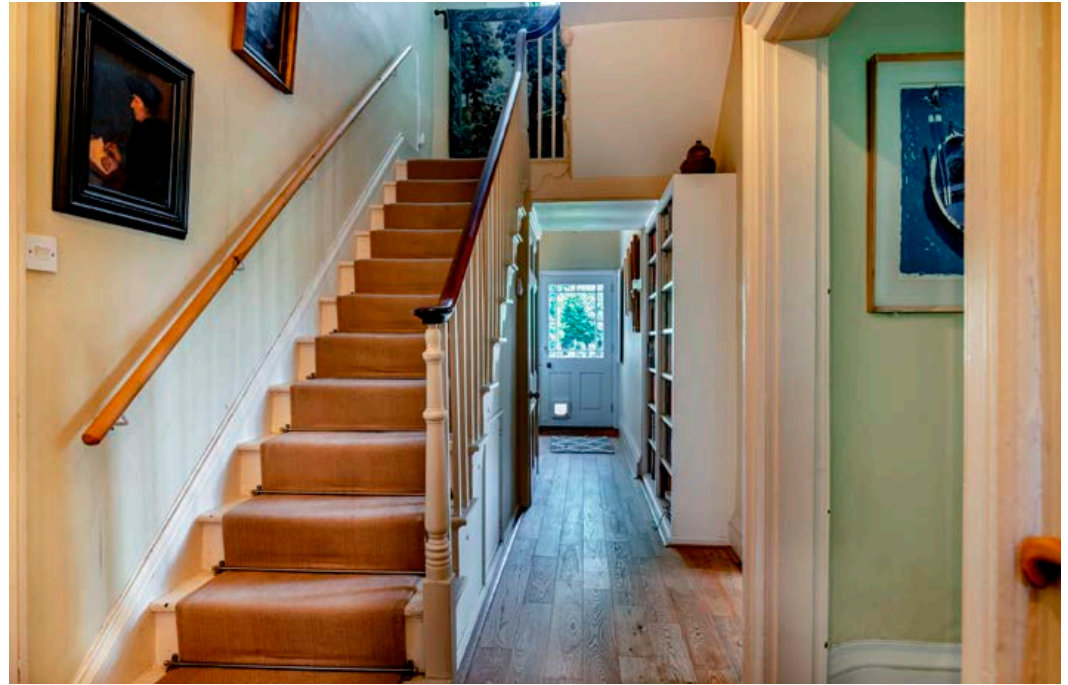
A classic, early 19th century town house with a large, partly walled garden, parking and garaging.

Location

Stonedyke House is set well back from one of the nicest residential streets in Sherborne and is about five minutes' walk to the town's main shopping street, where there are a wide range of shops including Sainsbury's and Waitrose. Sherborne station (6-minute walk) has a direct rail service to Waterloo (2.25 hours) and there is a fast service from Castle Cary to Paddington (90 minutes). Bournemouth, Bristol and Exeter Airports are all about 1 hours' drive. In addition, the local area offers a wide choice of schools, including Sherborne's three well-known independent schools and the highly regarded Gryphon School for state secondary education.

Distances

Sherborne station 0.3 mile (Waterloo 2.25 hours), Yeovil 5.8 miles, Wincanton/A303 9.6 miles, Castle Cary station 14 miles (Paddington 90 minutes), Dorchester 18 miles, Taunton J25 M5 30.2 miles, Bristol Airport 41.3 miles. (Distances & times approximate).



5



2



4



3



0.5 acre

EPC

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Stonedye House

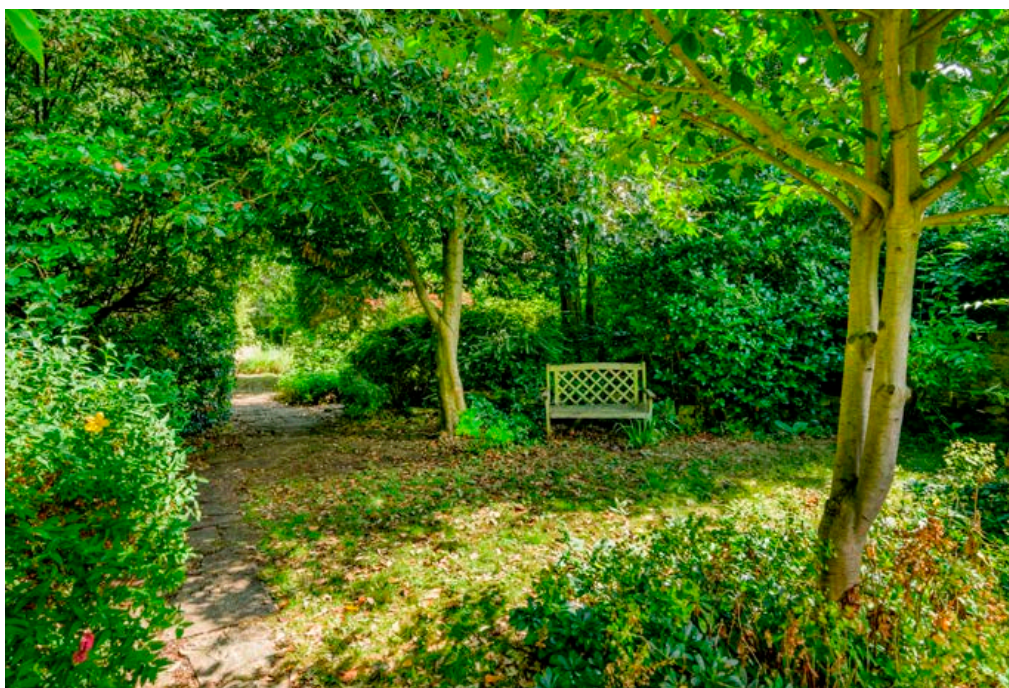
Built in a classic Georgian style with stuccoed walls and Grade II listed, Stonedyke House has two storeys plus a pair of former servants' bedrooms in the attics, with a very private and part-walled garden. The house is set well back off Westbury, is light and airy and has retained many of its original architectural features including timber floors, early 19th century fireplaces, sash windows, coving, picture rails and original joinery. It has a four-square plan with three reception room plus a charming kitchen/breakfast room, five double bedrooms and two bath/shower rooms (one ensuite).





Garden and Grounds

In a town where parking and garaging are at a premium, Stonedyke House has three off-road parking spaces and a separate, small coach house to garage a car. The house is approached off Westbury via a shared gravel driveway to a single parking space immediately in front of a pedestrian, wrought iron gate. In the adjacent driveway are two further parking spaces. The gate leads through to the front part of the garden, which is paved with flanking shrub borders and a timber garden store. A further, shared driveway extends along outside one side of the garden to a small, coach house, which probably, given its size, housed a light, two-wheeled sprung cart known as a gig. Most of the garden is behind the house and is enclosed by stone walling and close-boarded timber fencing. It is very private and borders on two sides the garden of one of the boarding houses for Sherborne School. It comprises a paved terrace immediately behind the house with a central lawn flanked by borders. Beyond this is a wooded space with shaded seating areas and two ponds plus a pedestrian access gate to the coach house. In all the garden extends to about 0.5 acre (0.2 hectare).



Property Information

Guide price: £1,250,000.

Tenure: Freehold.

Services Mains water, electricity, drainage & gas. Gas-fired central heating & AGA.

Local Authority & Council Tax Band Dorset Council. (www.dorsetcouncil.gov.uk).
Tax Band G.

Directions (Postcode DT9 3EL)

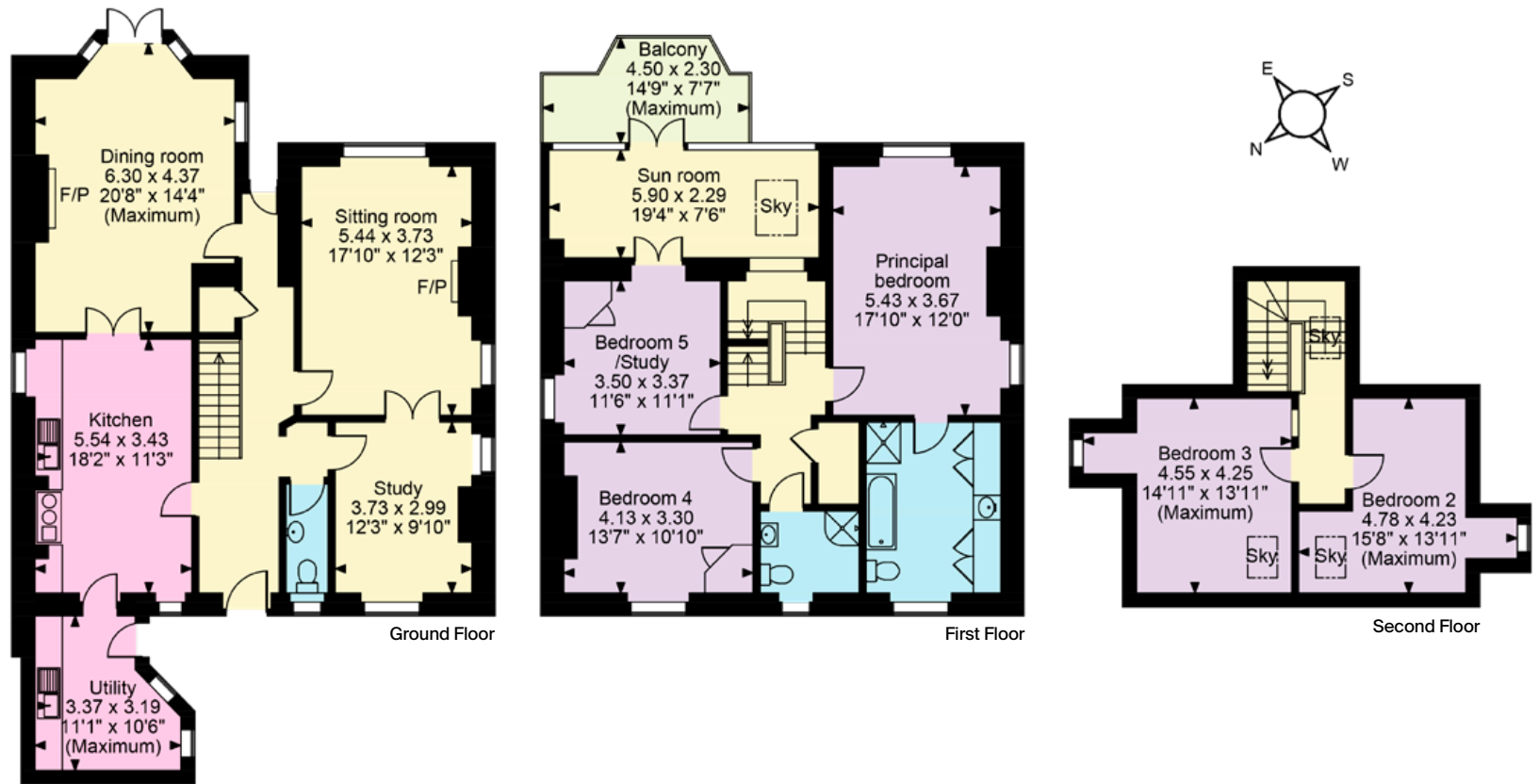
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From the junction of Marston Road and the A30/Newell in Sherborne, turn left off Newell onto Cornhill. After a short distance at the T-junction, turn left onto Acreman Street. Continue for a third of a mile onto Lower Acreman Street, which then turns slightly right becoming Westbury. The shared driveway entrance to the property will be found on the left after 70 yards. Turn into the drive and park on the left after 40 yards in front of the wrought iron pedestrian gate.

Approximate Gross Internal Floor Area

Main House: 240 sq.m / 2,579 sq.ft

Balcony external area: 9 sq.m / 93 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.

Knight Frank

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I would be delighted to tell you more

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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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Particulars dated July 2023. Photographs and videos dated July 2023.

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