

Coombe House

Sherborne, Dorset



An imaginatively and recently renovated house on two levels set in just under an acre in a private, elevated position looking out over Sherborne's ancient centre.

Sherborne station 0.8 mile (Waterloo 2.25 hours), Wincanton/A303 9 miles, Dorchester 19 miles,
Dorset Coast 24 miles.
(Distances and time approximate).



Summary of accommodation

Main House

Porch | Hall | Kitchen/dining room | Sitting room | Cloakroom | Utility room | Plant room
Principal bedroom suite incorporating dressing room & ensuite shower room | Study/single bedroom
Family bath & shower room | Four further double bedrooms with ensuite shower rooms

Garden and Grounds

Parking | Garden | Walled garden | Summerhouse | Terraced orchard

In all about 0.9 acres





Situation

(Distances and times are approximate)



Sherborne has a wide range of shops and local businesses including Waitrose and Sainsbury's supermarkets, with the main shopping street about a seven-minute walk.



Sherborne and the area around it have a wide choice of highly regarded schools from both the state and independent schools including six within the town itself.



Good access from Sherborne to several main arterial roads including the A30, A303 and A352.



Sherborne train station has direct services to Waterloo (2.25 hours) and Exeter (1 hour). Castle Cary (14 miles) has a fast commuter service to Paddington (90 minutes).



Bournemouth, Southampton and Bristol airports are all within a reasonable driving distance of between an hour and an hour and a half.





Coombe House

Coombe House has well proportioned, light-filled accommodation in two parts connected by a short staircase. At its centre off the hall is a lovely, generously sized kitchen/living room, which has a well-equipped kitchen area alongside ample space for separate dining and seating areas. The kitchen is fully fitted with sleek contemporary units, a gas hob and a range of built in electric appliances. It has windows on three sides looking out over the town in the middle distance and over the property's walled garden behind and the top of the drive and parking area. The adjacent sitting room has a large seating area with a wood-burning stove plus a further library/study area.

The bedrooms and bath/shower rooms are split into two areas either side of the two adjoining reception rooms. On one side are the hall and the principal bedroom suite that incorporates a separate dressing room and ensuite shower room. Adjacent to that are the family bathroom and the study, which could, given its proximity to the main bedroom, serve as a playroom or nursery/small child's room if required.

At the other end of the house is a separate wing are four further double bedrooms, each with its own ensuite shower room.







Outside

Coombe House stands centrally within its grounds with a shared entrance and its own sloping approach drive that curls round to extensive parking. Beside the parking area is summer house overlooking a level lawn, which leads on to a series of east-facing, paved terraces that overlook the town and the terraced orchard immediately below. Behind the house is a private, south west facing garden enclosed by high stone walls and incorporating a lawn and terrace.

Property Information

Tenure: Freehold

Services: Mains water, electricity, drainage & gas.
Gas-fired central heating. Photovoltaic panels.
Ultrafast broadband

Local Authority: Dorset Council
(www.dorsetcouncil.gov.uk)

Council Tax: Band G

EPC: B

Postcode: DT9 4BJ

What3Words: responds.mixes.reception

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



Approximate Gross Internal Floor Area

Main House: 260 sq m / 2,798 sq ft

Outbuilding: 11 sq m / 118 sq ft

Total Area: 271 sq m / 2,916 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.



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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 January 2025. Photographs and videos dated January 2025.

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