



7 Plum Orchard, Nether Compton, Dorset



A fine family house set in about an acre in a lovely, edge of village position and backing onto beautiful countryside.

Summary of accommodation

Ground Floor - Entrance Hall | Study | Drawing room | Snug | Kitchen | Utility
Pantry | Dining room | Garden store | Integral double garage

First Floor - Principal bedroom with en suite bathroom
Further three bedrooms | Family bathroom | Cupboard

Garden and grounds - Parking | Garden | Stream | Woodland

In all approximately 1 acre

Distances

Yeovil Pen Mill station 2.7 miles (Bath Spa 1 hour 10 minutes/Bristol Temple Meads 1.5 hours), Sherborne 3 miles (Waterloo 2.25 hours), Yeovil 3.5 miles, Wincanton/A303 12 miles, Castle Cary station 14 miles (Paddington 1.5 hours), Dorchester 20 miles, Taunton/J25 M5 Dorchester 29 miles, Bristol Airport 41 miles.
(Distances and times approximate)



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Location

Nether Compton is a small, pretty village with good amenities including a pub and active village hall, with Sherborne close by offering a range of shops and local businesses for most everyday needs including a Waitrose supermarket. The area has excellent schooling from both the private and state sectors and the village is in the catchment area for the well-regarded Gryphon School (state secondary). Sherborne train station has a direct rail service to Waterloo (2.25 hours) and there are trains from Castle Cary to Paddington (90 minutes). Bournemouth, Bristol and Exeter Airports are all easily accessible too offering connections to UK and international destinations.



7 Plum Orchard

Built in 1996 as one of eight individual houses set around a pretty green, 7 Plum Orchard is a fine, stone-built house set in about an acre backing onto unspoilt countryside. It has well-proportioned and beautifully presented accommodation on two floors with lovely views behind over unspoilt countryside. The accommodation is arranged around a central hall and includes three reception rooms, a south-facing kitchen/dining room, walk-in pantry, four double bedrooms and two bathrooms (one ensuite).







Garden and Grounds

The house also has an attached double garage and parking and sits within a walled garden encompassing a corner garden room, with further grounds behind incorporating a stream and woodland.





Property Information

Tenure: Freehold.

Services: Mains water, electricity & drainage. Oil-fired central heating. Bottled gas for fitted gas fire in the drawing room. Superfast broadband connection available locally.

Access Ownership: The road between the green and 6,7 and 8 plum Orchard, the green itself and the pond at its centre are resident-owned and maintained by Plum Orchard Management Ltd, with each property within the development owning an equal share. Each property currently pays £200 p.a. for maintenance and associated costs.

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

Directions (Postcode DT9 4RG)

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From Sherborne proceed west on the A30 towards Yeovil. After approximately 1.3 miles,

turn right off the dual carriageway, signed to Nether Compton. Continue for just over a mile into the heart of the village. Passing the church and then the village green on the right, turn left just after the green. Follow the lane for about a quarter of a mile and then turn left onto Flax Lane, signed to Plum Orchard. Continue into Plum Orchard and the entrance to the property will be found to the right of the green/pond, marked by a pair of tall, wrought iron gates.



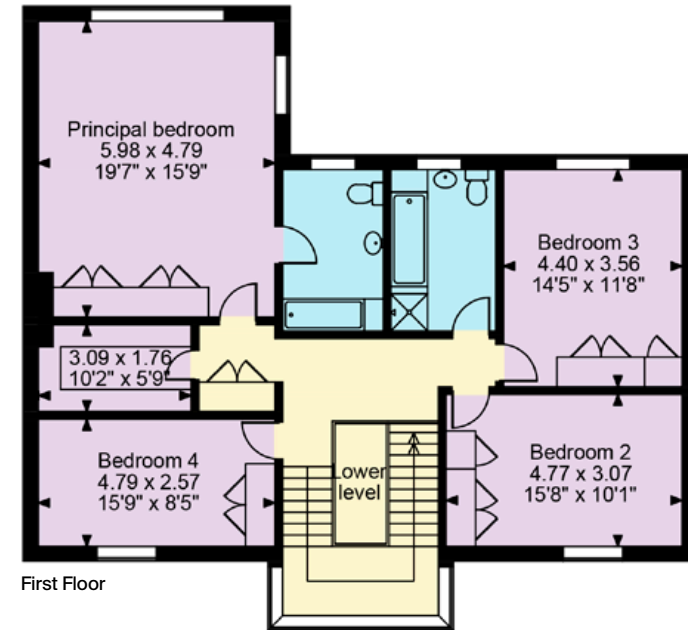
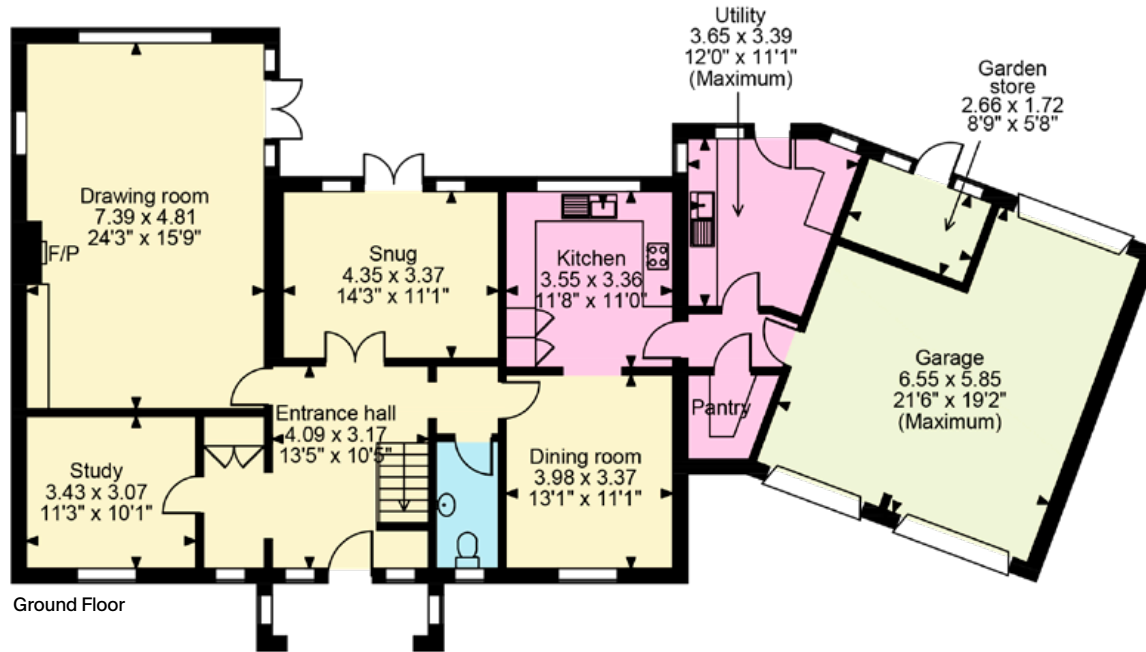
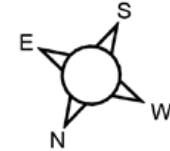
Approximate Gross Internal Floor Area

Main House: 245 sq m (2,633 sq ft)

Garage: 33 sq m (356 sq ft)

Garden store: 5 sq m (49 sq ft)

Total: 282 sq m (3,038 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 April 2024. Photographs and videos dated March 2023.

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