



The Willows

Sandford Orcas, Sherborne, Dorset

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

An attractive three-bedroom family home with flexible accommodation and peaceful gardens, in an idyllic village

A beautifully presented detached chalet style home with light, airy accommodation and sunny south-facing gardens, backing onto open countryside. Occupying a peaceful position in the popular Dorset village of Sandford Orcas, within easy reach of the bustling market town of Sherborne and with access to Bruton, Templecombe and Yeovil and their excellent transport connections.



2 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



GARAGE



GARDEN



FREEHOLD



VILLAGE



1,592 SQ FT



**GUIDE PRICE
£695,000**



The property

The Willows is a welcoming and well-appointed, detached chalet style home that features attractive modern fittings and neutral styling, with much of the accommodation benefitting from the south-facing rear aspect, with views across the beautiful gardens.

The property has been well maintained by our clients and offers truly flexible living accommodation.

The majority of the living space is presented on the accessible lower level, including the sitting room, with its fireplace fitted with a log burner, and French doors opening to the garden and terrace beyond. There is also a conservatory with a glass roof and panoramic windows, welcoming sunlight throughout the day and providing further space in which to relax, while the social kitchen is fitted with shaker-style units and an integrated oven, gas hob and extractor hood, and offers space for a dining table.

Also on the ground floor is a utility room/studio, that provides space for further appliances and home

storage, while there are also two double bedrooms and a family bathroom on the lower level, one of which is ideal for use as a study.

Upstairs, the generous, tripple aspect principal bedroom has built-in storage, a Juliet balcony and an en suite shower room. This room also enjoys appealing views over the garden.

The spacious first-floor landing also leads to a mezzanine area overlooking the kitchen. This useful additional space is ideal for use as a study area, and welcomes light via the kitchen's large skylight.



Outside

At the front, the property is sheltered from the lane by tall, established hedgerows, which help to create a feeling of privacy and seclusion despite its village setting. There is a gravel driveway, providing parking space for several vehicles, while the garden is mostly situated to the rear of the house, taking advantage of the south-facing aspect. It includes a patio area, which is ideal for al fresco dining, with an area of lawn beyond, which leads down to the babbling stream that runs through the grounds. A wooden bridge provides access across the stream, where you will find an idyllic grassy meadow and wooded area, backing onto further woodland with open fields and countryside beyond.

Location

The property is situated in a conservation area in the tranquil village of Sandford Orcas with its impressive Tudor Manor house, popular public house, church and well supported village hall. This is surrounded by rolling countryside, typical of the Blackmore Vale with numerous appealing villages and footpaths locally.

The nearby historic town of Sherborne, provides a wide range of shops, cafés, restaurants and cultural amenities, as well as primary and secondary schooling, including the independent Sherborne School and Sherborne Girls. Further amenities are available in Bruton, Wincanton, Yeovil and Gillingham, which have supermarkets, retail parks and leisure facilities.

Communications links are excellent: the A303 is within easy reach, providing routes towards the M3, London and the South West. Sherborne railway station offers regular services to London Waterloo, Salisbury and regional centres, making the area well connected while retaining its peaceful rural character.

Airports can be found at Bournemouth, Bristol, Exeter and Southampton.



Distances

- Sherborne 3.8 miles
- Yeovil 7.4 miles
- Wincanton 9.4 miles
- Gillingham 16 miles

Nearby Stations

- Sherborne
- Yeovil
- Gillingham
- Castle Cary

Nearby Schools

- Thornfield C of E Primary School
- St Marys C of E Primary School
- Sherborne Primary School
- The Gryphon Secondary School
- Sherborne Preparatory School
- Sherborne Schools





The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
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Floorplans

Main House internal area 1,592sq ft (139 sq m)
 Garage/Workshop internal area 177 sq ft (16 sq m)
 Outbuilding internal area 40 sq ft (3 sq m)
 Total internal area 1,809 sq ft (158 sq m)
 For identification purposes only

Directions

DT9 4RU

what3words: ///dislikes.those.bump - brings you to the driveway

General

Local Authority: Dorset District Council

Services: Mains electricity, water and drainage. LPG tank

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: E

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Salisbury

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