

2 New Cross Longburton Sherborne DT9 6EJ

Beautifully appointed and extended by the current vendors, this property offers spacious and light-filled accommodation, complemented by a south-westerly facing garden and ample off-road parking.



- Thoughtfully extended three-bedroom bungalow offering flexible, open-plan living spaces
 - Well presented throughout
 - South-westerly aspect rear garden
- Ample off-road parking with a private driveway and single car garage
- Situated in the sought after village of Longburton

Offers In Excess Of £500,000 Freehold

Sherborne Sales 01935 814488 sherborne@symondsandsampson.co.uk







THE DWELLING

Thoughtfully extended by the current vendors, this three-bedroom bungalow offers flexible living space throughout. The property has been tastefully designed to enhance its accommodation, creating a more versatile layout that complements its open-plan design.

ACCOMMODATION

Located at the rear of the property, the kitchen is centred around an impressive island unit and is fitted with Howdens units beneath sleek quartz-cut countertops, offering both style and functionality. Designed to cater to all culinary needs, the kitchen flows seamlessly into a striking dining area, bathed in natural light from the vaulted ceilings, skylights, and French doors.

The sitting room, located at the front of the property, offers bright and spacious accommodation. At its centre is a stylish media wall, complete with an integrated electric fireplace.

The master bedroom, situated at the rear of the property, features vaulted ceilings and French doors that open to the outside. It also benefits from built-in wardrobes for ample storage. Additionally, a room within the master bedroom has been fitted with plumbing, offering the potential to be converted into an en suite. Both bedroom two and three are of a generous portion. Bedroom two benefits from built-in wardrobes, which also house the water tank. The family bathroom is conveniently located for easy access from all bedrooms. The loft, accessible from the hallway, is partially boarded and comes equipped with a light and ladder.

GARDEN

Enclosed by fencing, the rear garden is predominantly laid to lawn and benefits from a south-westerly aspect. An oil tank is located at the rear, alongside a garden shed. There is side access on both sides of the property, as well as access to the store that houses the oil-fired boiler. At the front, the property features extensive off-road parking on a gravel driveway, providing convenient access to the single-car garage.

SITUATION

New Cross is located on a small close within the village of Longburton, offering a friendly community with a pub, village hall, parish church, and bus services to Sherborne and Dorchester. Surrounded by beautiful Dorset countryside, the village provides scenic walks and outdoor activities, while nearby amenities and transport links make it ideal for those seeking convenience and tranquillity.

Sherborne, just 3 miles away, has a variety of shops, local businesses, and a Waitrose supermarket. Other nearby towns include Yeovil (5.5 miles) and Dorchester (18 miles). The area also boasts excellent schools, both state and private, with Sherborne offering a mainline train service to London Waterloo. Fast trains to Paddington are available from Castle Cary (12 miles), and Bournemouth, Bristol, and Exeter airports are easily accessible.

DIRECTIONS

What3words - /////squeaking.grasp.fine

MATERIAL INFORMATION

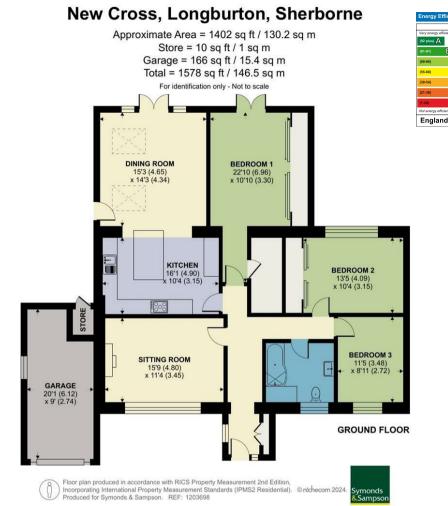
Mains electric, water and drainage are connected to the property. The boiler is located within the store and the oil tank is located within the rear garden. Oil-fired boiler.

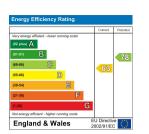
Broadband - Standard broadband is available. Mobile phone network coverage is likely both inside and outside on most major networks. (Information from Ofcom https://www.ofcom.org.uk) Dorset Council Council Tax Band: D















Sherb/JM/1024







01935 814488

sherborne@symondsandsampson.co.uk Symonds & Sampson LLP 4 Abbey Corner, Half Moon Street, Sherborne, Dorset DT9 3LN Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

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