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New Cross, Longburton, Sherborne

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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

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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





New Cross, Longburton, Sherborne

Approximate Area = 1402 sq ft / 130.2 sq m

Store = 10 sq ft / 1 sq m

Garage = 166 sq ft / 15.4 sq m

Total = 1578 sq ft / 146.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1203698



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			78
(81-91) B			
(69-80) C		63	
(54-68) D			
(39-53) E			
(23-38) F			
(1-22) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Sherb/JM/1024



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