

92

Brook Street, Milborne Port, Sherborne

# 92

Brook Street  
Milborne Port  
Sherborne  
DT9 5DN

A beautifully refurbished three-bedroom home offering spacious and versatile accommodation. Featuring an impressive open-plan kitchen/dining room, dual-aspect sitting room, large utility room, modern shower room and three well-proportioned bedrooms. Outside, the fully enclosed garden benefits from a generous decking area, ideal for outdoor entertaining.



- Three bedroom semi detached property
  - Refurbished throughout in 2025
- Generous open-plan kitchen/dining room
- Three well-proportioned first-floor bedrooms
  - Enclosed garden
  - No onward chain

Offers In Excess Of **£180,000**  
Freehold

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## THE DWELLING

A beautifully presented three-bedroom home which has been comprehensively renovated by the current vendor in 2025, offering stylish and versatile accommodation arranged over two floors. The property combines a contemporary finish with well-proportioned rooms, including a open-plan kitchen/dining space, separate sitting room and a useful utility room.

## ACCOMMODATION

On entering the property, the entrance hall provides access to both the open-plan kitchen/dining room and sitting room, creating a welcoming and practical layout for modern living.

The sitting room is a generous, light-filled reception space with a dual aspect and an attractive fireplace providing a natural focal point. The room offers ample space for comfortable seating and is well suited to both relaxing and entertaining.

The open-plan kitchen/dining room provides an excellent social space, fitted with a range of sleek, modern units complemented by space for appliances and generous areas for dining furniture. The open arrangement creates a versatile room ideal for everyday family life and entertaining.

From the kitchen, a large utility room provides valuable additional storage and workspace, with further cabinetry and space for white goods. Doors to either side provide convenient access to the outside, making this a particularly practical area for day-to-day household use.

To the first floor are three well-proportioned bedrooms, offering flexibility for family living, guests or home working. The

accommodation is completed by a modern family shower room, fitted with a contemporary suite.

The property has undergone a significant programme of refurbishments by the current vendor, including a new damp course and concrete flooring to the sitting room and kitchen, a new kitchen and appliances, new shower room, utility room and new electric Dimplex heaters. The home has also been newly plastered, decorated and fitted with new flooring and carpets throughout, alongside renewed electrical wiring. Further external improvements include new guttering, chimney pointing, fencing and decking.

## GARDEN

Outside, the fully enclosed garden provides a private and manageable outdoor space. A decking area creates an excellent spot for outdoor dining and seating, offering plenty of space for garden furniture and making the garden an extension of the home's entertaining space. Alongside a bin storage area and access to the utility room.

## SITUATION

The property occupies a delightful position in the historic village of Milborne Port, close to the Somerset/Dorset border and approximately two miles from the popular market town of Sherborne. The village provides a range of everyday amenities, including a shop, post office, public houses and primary school, with further schooling and excellent amenities available in Sherborne.

Sherborne offers a good selection of independent shops, cafés, restaurants and recreational facilities, together with highly regarded schools including Sherborne School and Sherborne Girls. The town also has a mainline railway station with services towards London Waterloo.

The surrounding countryside provides excellent opportunities for walking and outdoor pursuits, while road connections provide convenient access to Yeovil and the wider West Country.

## MATERIAL INFORMATION

Mains electric, water and drainage.

Electric Room heaters.

Broadband - Superfast broadband is available.

Mobile phone network coverage available at the property, for further information please see Ofcom.

Somerset Council - Council tax band C

Situated within a conservation area.

Under the Estate Agents Act 1979 we are required to inform any prospective purchaser that this property is owned by a 'connected person' to a member of Symonds & Sampson staff.

Full planning permission has been granted for the erection of two dwellings on the neighbouring property (Application No. 24/02885/FUL). The proposed development and plans can be viewed on the Somerset Council Planning Portal.

## DIRECTIONS

Directions - [///ambitions.menu.youths](http://ambitions.menu.youths)



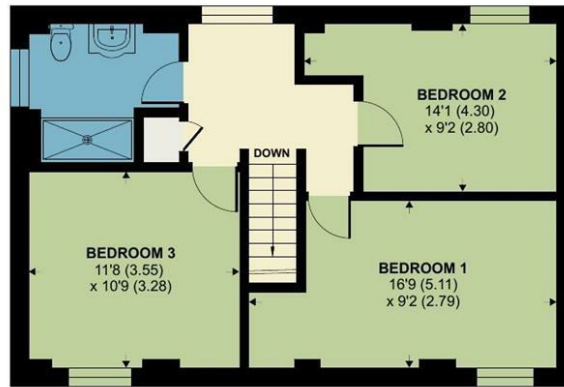
| Energy Efficiency Rating                                                                        |         |           |
|-------------------------------------------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs                                                     | Current | Potential |
| 100-120 kWh/m <sup>2</sup> A                                                                    | 83      |           |
| 80-100 kWh/m <sup>2</sup> B                                                                     |         |           |
| 60-80 kWh/m <sup>2</sup> C                                                                      |         |           |
| 40-60 kWh/m <sup>2</sup> D                                                                      |         |           |
| 20-40 kWh/m <sup>2</sup> E                                                                      |         |           |
| 10-20 kWh/m <sup>2</sup> F                                                                      |         |           |
| 0-10 kWh/m <sup>2</sup> G                                                                       |         |           |
| <small>For energy efficient - lower running costs</small><br><small>England &amp; Wales</small> |         |           |



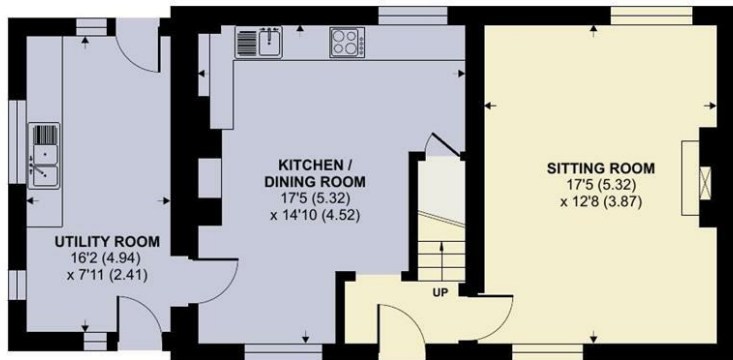
## Brook Street, Milborne Port, Sherborne

Approximate Area = 1192 sq ft / 110.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1514822



Sherb/KS/0926



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