



Connells

The Oaks .
Nether Compton Sherborne



Property Description

This spacious detached home offers flexible accommodation, ideal for families or those seeking generous living space.

The ground floor comprises a large kitchen/diner, perfect for family life and entertaining, alongside a comfortable lounge, utility room, and study. Unusually, the ground floor also benefits from three bedrooms, two of which feature en-suite shower rooms, while a family bathroom serves the remaining bedroom and guests.

On the first floor are two further bedrooms, both benefitting from useful storage within the eaves, offering versatile additional accommodation.

Externally, the property enjoys a large driveway providing off-road parking for approximately 6–10 vehicles. The former double garage has been converted to create storage on the ground floor and a workshop on the first floor, ideal for hobbies or practical use.

To the rear is a substantial garden, mainly laid to lawn, featuring a selection of fruit trees including cooking and eating apples, plums, quince, walnut, and bay. The garden also offers a dedicated vegetable-growing area with raised beds, along with a greenhouse and aluminium shed, plus the added benefit of outside power and a water tap.

Entrance Hall

UPVC double glazed door to the front, Velux skylight, double glazed french doors to the rear, stairs to the first floor, two under stairs cupboards and three radiators.

Lounge

Double glazed window to the front, wood burner (not currently used), two radiators and a television aerial socket.

Kitchen/ Diner

Double glazed windows to the front and side, fitted kitchen with wall and base units, island with base units, work surfaces, larder cupboard, integrated electric oven and hob, space for a fridge/freezer, integrated dishwasher, USB socket and two radiators.

Utility Room

Double glazed window and UPVC door to the side, wall and base units, work surfaces, plumbing for a washing machine, space for a dryer, stainless steel sink and drainer, water softener, space for a fridge/freezer, electric hob and a wall cupboard housing the electric meter and consumer unit.

Bathroom

Double glazed window to the rear, P shaped bath with a shower over, WC, wash hand basin, heated towel rail and tiled flooring.

Bedroom One

Double glazed window to the front, wardrobes and a radiator.

Ensuite

Double glazed window to the side, double shower, WC, wash hand basin with vanity unit, light with a shaver point, heated towel rail and a floor cupboard.

Bedroom Two

Double glazed window to the rear, built in wardrobes and a radiator.

Ensuite

Double glazed window to the side, corner bath, shower cubicle, wash hand basin and WC with vanity unit, extractor fan, radiator and a heated towel rail.

Bedroom Three

Double glazed window to the rear, UPVC double glazed door to the rear, tiled flooring and a radiator.

Study

Double glazed window to the front and a radiator.

Landing

Double glazed window to the rear, eaves storage, cupboard housing the gas central heating boiler and access to the loft.

Bedroom Four

Double glazed window to the rear, eaves/ wardrobe storage and a radiator.

Bedroom Five

Double glazed window to the rear, fitted wardrobe, eaves storage and a radiator.

Front Garden

To the front there is a large driveway for 6-10 cars with an area laid to lawn, mature hedges and shrubs and the gas tank.

Parking

Ample driveway parking for 6-10 cars to the front of the property.

Double Garage

Previously the double garage it has been converted into a spacious storage area, with two double french doors to the front, large workshop on the top level with power and lighting.

Rear Garden

A substantial garden to the rear which is mainly laid to lawn with fruit trees including cooking and eating apples, plum trees, quince, walnut and a bay tree. The garden also benefits from an area with raised vegetable beds, greenhouse and an aluminium shed, outside power and tap.

Summer House

Power and lighting.

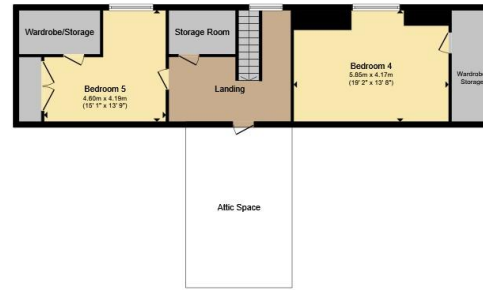








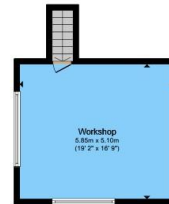
Ground Floor



First Floor



Previously a double garage



Garage First Floor

Total floor area 332.1 m² (3,575 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01935 812 155
E sherborne@connells.co.uk

92 Cheap Street
 SHERBORNE DT9 3BJ

EPC Rating: E Council Tax
 Band: G

Tenure: Freehold

view this property online connells.co.uk/Property/SHR306351



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SHR306351 - 0009