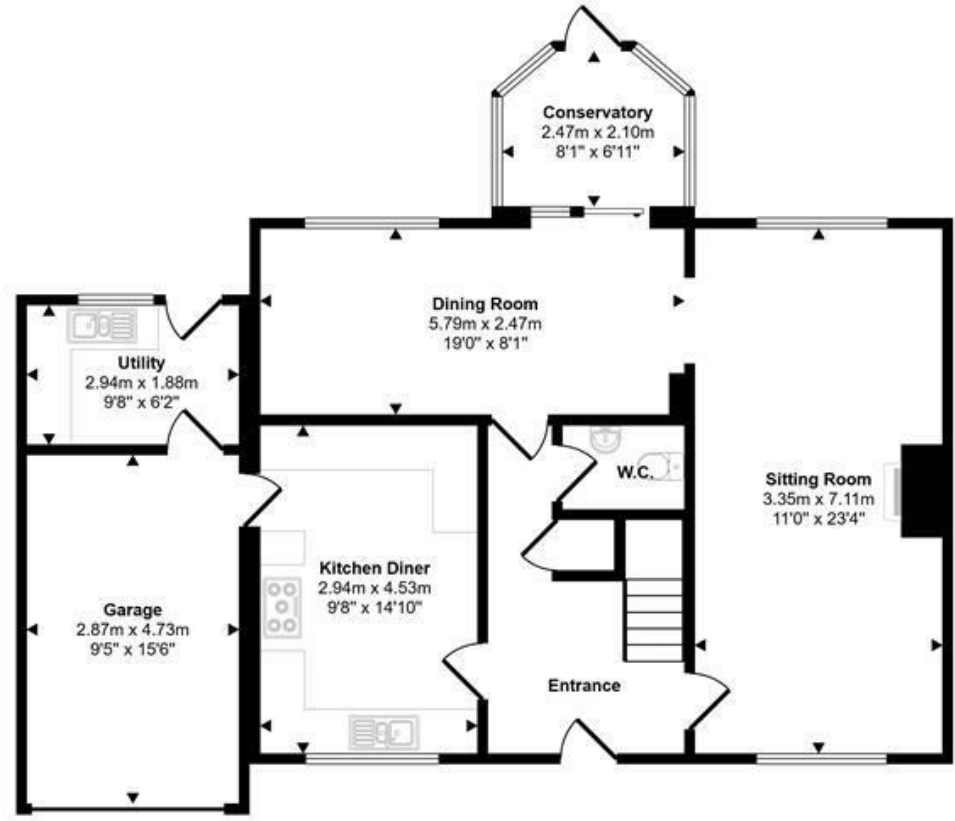
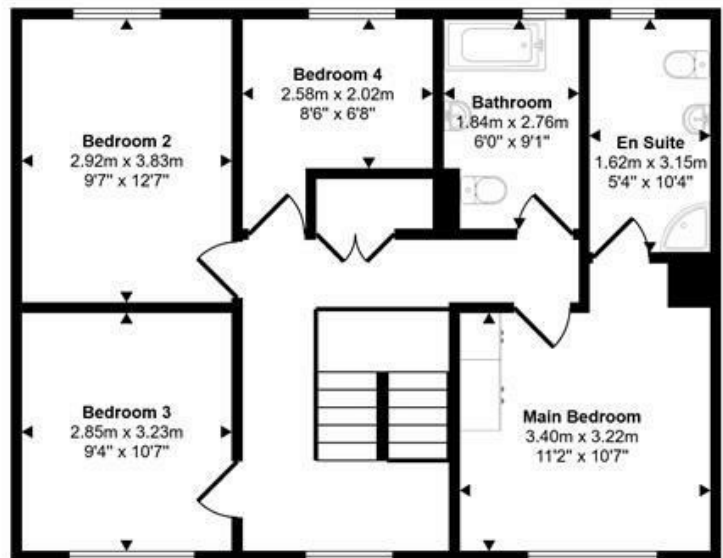




Approx Gross Internal Area
160 sq m / 1726 sq ft



Ground Floor
Approx 93 sq m / 999 sq ft



First Floor
Approx 68 sq m / 727 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	76
EU Directive		2002/91/EC	

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selling and letting properties



Wick Road
Milborne Port

Asking Price
£425,000

DETACHED FAMILY HOME HOMEFOUR BEDROOMS***EN-SUITE PRINCIPLE BEDROOM***PARKING FOR MULTIPLE VEHICLES***

A well-presented and spacious four bedroom detached family home, situated on a popular residential road within the sought-after village of Milborne Port. Lovingly maintained and improved over thirteen years by the current owners, the property occupies a fine position backing directly onto open countryside whilst remaining within easy walking distance of the village shops, doctors surgery and primary school, and with the A303 also conveniently located nearby for wider road connections.

The accommodation is generously proportioned throughout and arranged across two floors to create a comfortable and practical family home. To the ground floor, a spacious sitting room, separate dining room and a bright kitchen diner all contribute to a versatile and well-considered layout, with a conservatory off the dining room adding further flexible living space. The kitchen leads through to the garage and utility room, providing a practical everyday entrance to the home.

To the first floor, four well proportioned bedrooms are found, with the principal bedroom benefiting from an en suite and a family bathroom serving the remaining rooms.

Outside, the property benefits from private and enclosed front and rear gardens, a garage with electric roll door and parking for multiple vehicles.

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The Property

Inside

Ground Floor
 Entering through the front door, a welcoming entrance hall sets the tone for the well-considered layout throughout. The sitting room is a generous and comfortable reception space, enjoying a good degree of natural light and outlook. A separate dining room offers a dedicated space for entertaining, with a small conservatory beyond creating an additional and versatile area with pleasant views outside. The kitchen is fitted with a range of units with laminate worktops, offering good storage and preparation space. A window to the front floods the room with natural light, whilst a door leads through to the garage and utility room, providing a practical everyday entrance to the home. A ground floor WC completes the accommodation at this level.

First Floor
 Stairs rise to the first floor landing where four well proportioned

bedrooms are found. The principal bedroom benefits from an en suite shower room, whilst a family bathroom serves the remaining three bedrooms.

Outside

Gardens
 To the front and rear, the property enjoys well-maintained private and enclosed gardens with a combination of lawn, flower beds and a paved patio area. The rear garden backs directly onto open countryside, creating a peaceful and attractive outlook.

Parking & Garage

A generous driveway offers parking for multiple vehicles, with an integral garage benefiting from an electric roll door, power points, lighting and a door leading through to the utility room and kitchen.

Useful Information

Energy Efficiency Rating C
 Council Tax Band E
 Gas Fired Central Heating

Mains Drainage
 Upvc Double Glazing
 Freehold
 Vendors will need to find onward purchase

Location and Directions

Milborne Port is a well-regarded and thriving village on the Somerset and Dorset border, offering a good range of everyday amenities including shops, a doctors surgery, primary school and public houses. The village is conveniently positioned for access to the Georgian town of Sherborne, approximately two miles distant, which offers a wider range of independent shops, restaurants, a mainline railway station and highly regarded schooling. The surrounding countryside provides excellent walking and cycling routes directly from the doorstep.

Postcode DT9 6HF

What3words ///dusters.afflict.petrified

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.