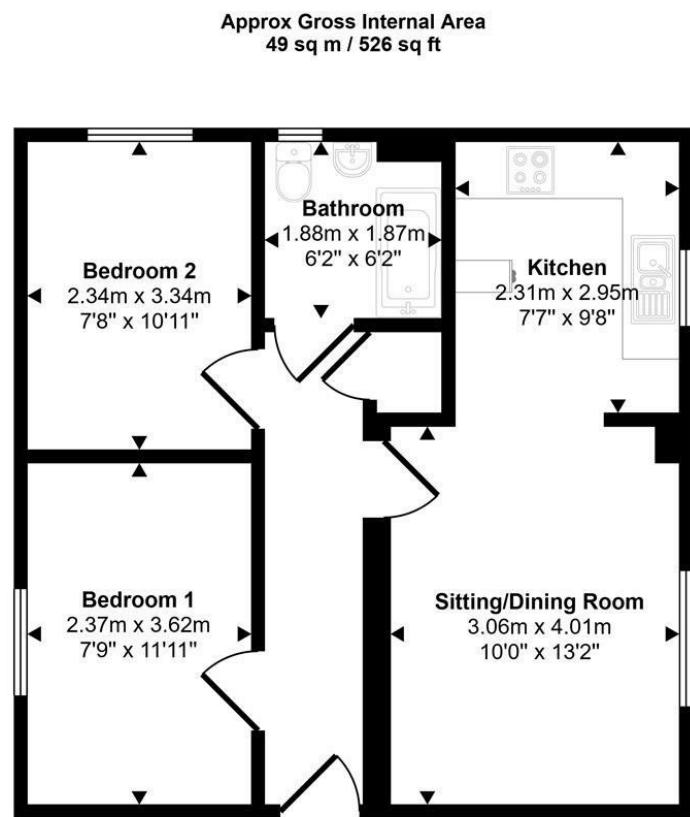


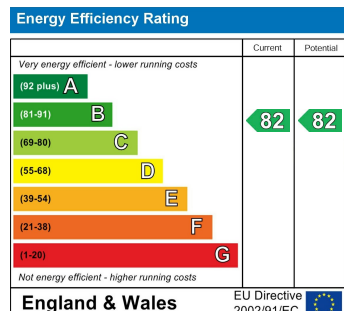


Floorplan

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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Batten Drive
Sherborne

Guide Price
£210,000

Bright, stylish, and designed for easy living, this modern ground-floor apartment offers the perfect blend of comfort, convenience, and countryside calm. Built just three years ago, it sits in a peaceful spot overlooking open green space — all just moments from Sherborne's historic town centre.

Step inside and you'll immediately feel the sense of space and light. The open-plan living area is both welcoming and versatile, with a large window that draws in natural light and offer relaxing views across the green. It's a sociable space that adapts effortlessly to modern lifestyles — whether you're working from home, enjoying a quiet night in, or hosting friends for dinner. The kitchen area is practical, offering plenty of storage and workspace, along with room for a dining table — ideal for everyday meals or weekend entertaining. The thoughtful layout makes the most of every inch, combining style and functionality in equal measure. There are two comfortable double bedrooms, each overlooking the communal gardens to the rear. A modern bathroom with a clean, contemporary finish adds to the sense of comfort and quality throughout.

Outside, residents can enjoy a large, fully enclosed communal garden, a sunny and secure space perfect for unwinding, reading in the fresh air, or sharing a drink with neighbours. The property also includes an allocated parking space, making life that little bit easier.

With the remainder of the build warranty in place, this apartment offers complete peace of mind and low-maintenance modern living. Its location makes it ideal for a wide range of buyers — a fantastic first home, a smart downsize, or a convenient lock-up-and-leave retreat. Professionals will also love the easy access to Sherborne's mainline rail station, connecting directly to London, as well as the town's array of independent shops, cafés, and restaurants.



The Property

Accommodation

Inside

The property is located on the ground floor. The main entrance lies to the front of the building where the front door opens into a communal hall with stairs rising to the first floor, door to the rear garden and doors to the ground floor flats. The front door opens into a good sized welcoming entrance hall with space for coats, boots and shoes, and there is a large storage cupboard. Doors lead off to the bedrooms, bathroom and the open plan living space.

The open plan living space enjoys plenty of natural light from the full height window that looks out to the front over open green space. There is plenty of room for settees and armchairs, plus a dining table and chairs. The designated kitchen area, also looks out to the front and is fitted with a range of modern, soft closing units consisting of floor cupboards with drawers and eye level cupboards - one that houses the gas fired central heating boiler. You will find a good amount of work surfaces with a matching upstand and a one and a half bowl stainless steel sink and drainer with a mixer tap. There is space for a

fridge/freezer, plumbing for a washing machine and the electric oven is built in with a gas hob, which has a brushed metal splash back and extractor hood above. For practicality, the floor is laid in a wood effect vinyl.

Both the bedrooms are double sized and overlook the communal gardens to the rear. The bathroom is fitted with a modern stylish suite consisting of a pedestal wash hand basin, WC and bath with an electric shower above. For style and practical reasons the floor is laid in a tile effect vinyl.

Outside

Parking

There is a parking space located to the side of the building, which is accessed from Shutler Street.

Garden

At the rear of the building there is a large, fully enclosed gated (locked) rear garden that is laid to lawn and for the enjoyment of the residents. There is also a shed and a bin store.

Useful Information

Energy Efficiency Rating B
Council Tax Band B
uPVC Double Glazing

Gas Fired Central Heating from a Combination Boiler
Mains Drainage
Leasehold - The remaining lease is 996 years
The management company is First Port Service Charge/Ground Rent = £980.45 - (Paid in full 21/01/25 - although it can be paid monthly by Direct Debit).

Location and Directions

Sherborne is a historic market town in Dorset, renowned for its rich heritage, beautiful architecture, and welcoming community. At its heart stands the stunning Sherborne Abbey, surrounded by charming medieval and Georgian buildings that give the town a distinctive character. Sherborne offers a wide range of facilities, including independent shops, cafes, and restaurants, as well as practical amenities such as supermarkets, healthcare services, and leisure centres. The town is also well known for its excellent schools, cultural events, and green spaces, making it a vibrant yet peaceful place to live or visit. With good transport links to nearby towns and cities, Sherborne combines historic charm with modern convenience.
Postcode - DT9 4GE
What3words - ///horseshoe.stale.jumbled

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.