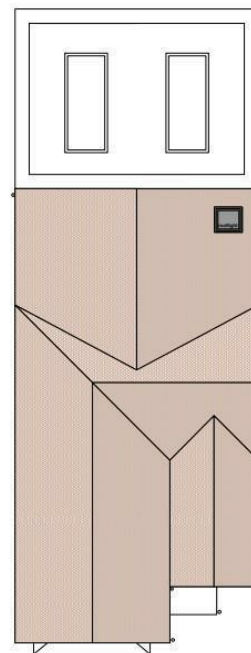


P01 - ground floor plan



P02 - first floor plan



P03 - roof plan

Morton • New

selling and letting properties



Kings Road
Sherborne

Guide Price
£300,000

A rare and exciting opportunity to acquire a substantial Victorian home in one of Sherborne's most favourable residential streets, within easy walking distance of the town centre. the property is currently an active building project, with works started but not completed, offering an incoming purchaser the chance to finish and personalise the house to their own requirements. once complete, the proposed accommodation provides generous and versatile living space arranged over two floors, with the potential for four bedrooms, three bathrooms and multiple reception rooms. the house offers excellent scope for value uplift and would suit a builder, developer or owner-occupier seeking a project with strong resale potential in a highly sought-after location.

Planning

Planning permission has previously been granted under reference WD/D/18/000185. Interested parties are advised to make their own enquiries with Dorset Council to satisfy themselves as to the scope, status and any conditions attached to this consent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		31
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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E01 - north elevation



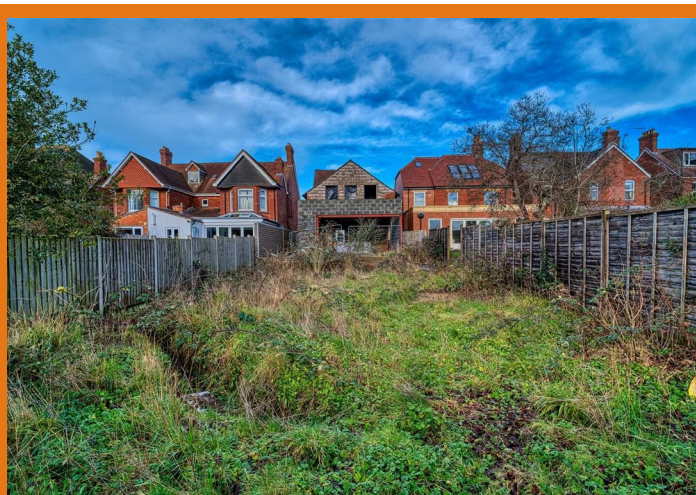
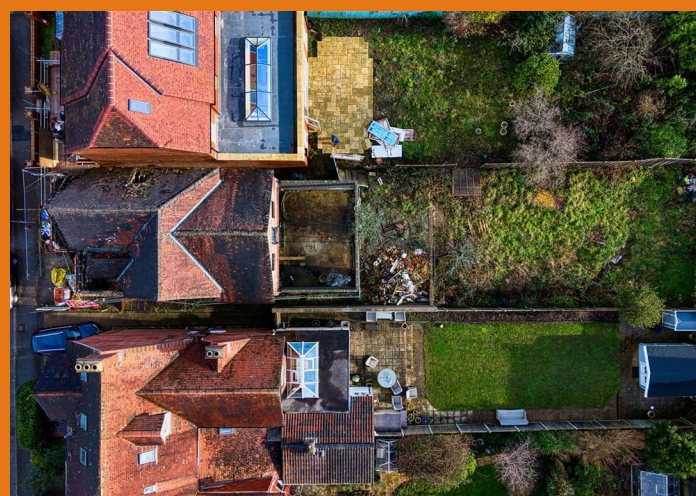
E02 - west elevation



E03 - south elevation



E04 - east elevation



Inside

The property is presently stripped back internally, with walls removed and no fitted staircase or services, allowing flexibility in final layout and design. the attached floorplans illustrate potential arrangements only and should be viewed as a guide. when completed, the accommodation could include a reception room on the ground floor, alongside a spacious kitchen and dining area, with four bedrooms and bath/shower rooms on the first floor. The scale of the house and ceiling heights typical of the Victorian era provide an excellent canvas for a contemporary or period-inspired finish, subject to the necessary consents.

Outside

To the rear is a south-facing garden which offers a good degree of privacy and pleasant outlooks, although it is currently in need of full landscaping. The plot allows space

for seating areas and garden design to suit individual tastes. The front aspect reflects the property's position within an established residential street of attractive period homes.

Situation

Kings Road is a popular and well-regarded street within easy walking distance of Sherborne town centre. Sherborne offers a wide range of independent shops, cafés and restaurants, as well as supermarkets, schooling and leisure facilities. The town benefits from a mainline railway station with regular services to London Waterloo, making it particularly appealing for commuters, while the surrounding Dorset countryside provides excellent walking and outdoor pursuits.

Important Information

The property is currently a building site and is not mortgageable in its

present condition. There are no utilities connected, and no fitted kitchen, bathrooms, windows or heating system. The floorplans provided are for guidance only and do not reflect the current internal condition. All works would be subject to the necessary building regulations and consents. The property is offered for sale freehold with no onward chain.

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.