



Middle Ridge Lane, Corton Denham, Sherborne, DT9

Guide Price: £650,000

Freehold

Middle Ridge Lane Corton Denham, Sherborne, DT9

 4  3  3  1,952 sq ft

Detached Property

Four Bedrooms

Spacious Reception Rooms

Double Garage and Gated Driveway Parking

Desirable Village Location

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ABOUT THE PROPERTY

Pound House is a substantial detached family home offering well-balanced living accommodation, set within the village of Corton Denham. Surrounded by countryside walks across Corton Ridge and the Beacon, the property enjoys a wrap-around garden, generous driveway parking, a double garage, and the added benefit of no onward chain. With four double bedrooms, multiple reception spaces and a summer house, this home presents an excellent opportunity for family living in a peaceful rural setting.





GROUND FLOOR

The ground floor is arranged around a welcoming entrance hall with stairs rising to the first floor and a convenient cloakroom. The sitting room is an impressive space, enjoying a triple aspect that floods the room with natural light. A stone mantel and hearth with an electric fire creates a focal point, while sliding doors open directly out to the rear garden. From the sitting room, a door leads into a front-facing office fitted with a built-in desk and shelving, ideal for home working. Glazed double doors connect the sitting room to the dining room which benefits from a serving hatch to the kitchen and flows through an archway into the snug, which overlooks the rear garden and opens onto the patio via sliding doors. The modern, dual-aspect kitchen/breakfast room is well-proportioned and fitted with cream shaker-style units, wood-effect worktops, LVT wood-effect flooring underfoot and integrated appliances, including a fridge/freezer, dishwasher and a Stoves induction range cooker. A door gives access to a useful utility room with fitted cabinets, under-counter space for laundry appliances, stainless-steel sink and an external door providing access to the detached garage and garden.



FIRST FLOOR

Upstairs, a bright galleried landing with a large front-facing window creates an open feel, with access to the loft via a pull-down ladder and a large airing cupboard. The principal bedroom suite is thoughtfully arranged, with a dressing room featuring built-in wardrobes and dressing table leading through to the main bedroom which overlooks the garden, complete with an en-suite shower room. Bedroom two is another generous rear facing double, also benefitting from built-in storage and an en-suite shower room. Two further double bedrooms sit at the front of the property, both with built-in wardrobes. The family bathroom offers a bath, separate shower, WC and basin and provides scope for updating to suit modern tastes.

OUTSIDE

Double metal gates open onto a spacious driveway providing parking for multiple vehicles, leading to a detached double garage fitted with electric up-and-over doors, power, lighting and a water tap. The front garden is framed by a stone wall with established trees and shrubs, and steps rise to a summer house positioned to enjoy the outlook. To the rear, the garden is arranged with a patio seating area, steps leading up to a raised lawn and a high hedge forming a private and sheltered boundary, creating a peaceful setting for outdoor dining, relaxation and family life.

LOCATION

Corton Denham is a sought-after Somerset village lying just to the south of Sherborne, close to the Dorset border. The village offers a rural setting while benefitting from a well-regarded public house, The Queens Arms, a parish church and traditional village character. More comprehensive facilities are available in the nearby Abbey town of Sherborne, which provides a wide range of shops, supermarkets, schools, medical facilities and leisure amenities. Sherborne also benefits from a main-line train station with services to London Waterloo and Exeter. The A30 and A303 are both easily accessible, providing excellent east west road connections and linking with the M3 to London and the South-East. The larger towns Yeovil and Dorchester are within comfortable driving distance.

What3Words///orchids.absorbing.interests



ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: F

Local Authority: Somerset

Services: Oil Fired Central Heating, Mains Water, Mains Drainage, Electricity and Telephone all subject to the usual utility regulations.

Broadband & Mobile: Coverage for this property can be checked at: www.ofcom.org.uk/phones-and-broadband

Flood Check: www.gov.uk/check-flooding

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence cannot confirm that they are in working order.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	75 C
39-54	E		
21-38	F		
1-20	G		

VIEWING

Strictly by appointment with the agents at KingsLand Property.

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Email:

sales@kingslandproperty.com

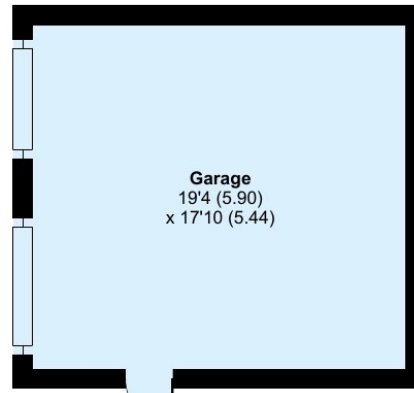
Middle Ridge Lane, Corton Denham, Sherborne, DT9

Approximate Area = 1952 sq ft / 181.3 sq m

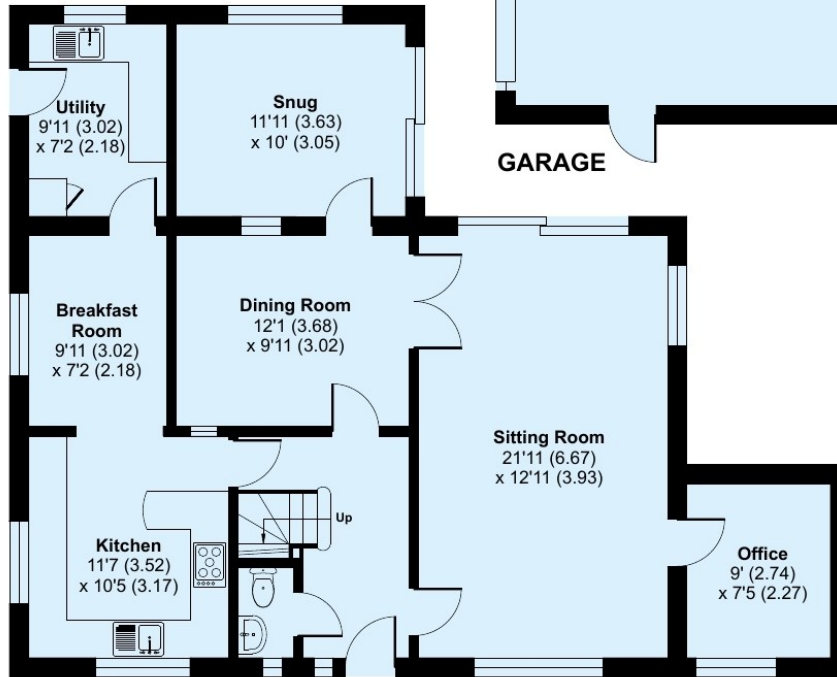
Garage = 345 sq ft / 32 sq m

Total = 2297 sq ft / 213.3 sq m

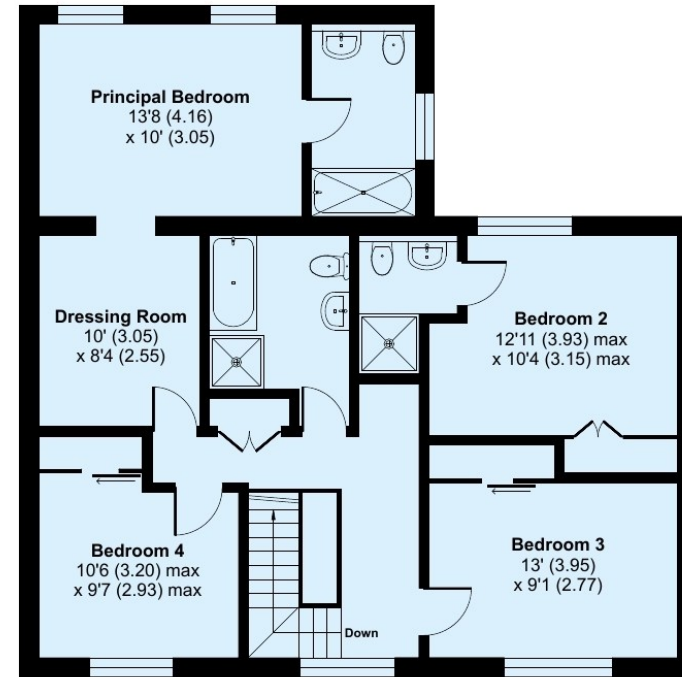
For identification only - Not to scale



GARAGE



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n|che.com 2026. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1389338





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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.