



Combe Hill, Milborne Port, Sherborne, Somerset, DT9

Guide Price: £550,000

Freehold

Combe Hill

Milborne Port, Sherborne, Somerset, DT9

 4  3  2  1,575 sq ft

Detached Property

Open Plan Sitting/Dining Room With Bi-Fold Doors

Principal Bedroom With Ensuite

Versatile Outbuilding With Shower Room

Garage and Driveway Parking For Several Vehicles

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ABOUT THE PROPERTY

Designed with modern family living in mind, this attractive detached home offers bright, generously proportioned accommodation centred around an impressive open-plan living space with bi-fold doors opening onto the garden. Complemented by four double bedrooms, a versatile detached outbuilding, ample driveway parking and a garage, the property enjoys a sought-after position within the popular village of Milborne Port.





GROUND FLOOR

The property is entered via an entrance porch with tiled flooring and useful storage for coats and shoes, leading into a superb open plan living and dining room. Divided by a central staircase, this space provides well-defined dining and sitting areas while retaining an open plan feel, making it ideal for both everyday family life and entertaining. Wooden flooring extends throughout, complemented by a useful downstairs storage cupboard. The sitting room centres around an attractive stone fireplace with inset log burner, while both the living and dining areas benefit from expansive bi-fold doors spanning the rear elevation, opening seamlessly onto the garden and flooding the space with natural light. The kitchen/breakfast room is beautifully appointed with contemporary grey gloss cabinetry, marble-effect worktops and a central peninsula breakfast bar beneath three pendant lights. Integrated features include a Rangemaster five-ring gas cooker with extractor, space for an American-style fridge/freezer, dishwasher space, a 1½ bowl sink with an extendable swan-neck tap, and a generous pantry cupboard. Dual-aspect windows flood the room with natural light, creating a bright and welcoming atmosphere. Adjoining the kitchen, a utility room provides additional storage, appliance space and garden access, together with a conveniently positioned ground floor cloakroom fitted with a WC and basin.



FIRST FLOOR

The first floor provides four well-proportioned double bedrooms, accessed from a central landing with an airing cupboard and access to the partially boarded loft. The principal bedroom is a spacious dual-aspect room, complete with an extensive range of fitted wardrobes and a stylish en-suite shower room featuring a large walk-in contemporary shower, vanity unit, WC and heated towel rail. Bedroom two is another generous dual-aspect double, enjoying views across neighbouring fields and benefiting from a high-level built-in wardrobe. Bedroom three is a further double bedroom with fitted storage, while bedroom four overlooks the rear garden. Serving the first floor is a contemporary family bathroom, fitted with an L-shaped bath with rainfall shower over, a vanity unit with basin and WC, and a heated towel rail.

OUTSIDE

The property is approached via a driveway providing parking for several vehicles and access to the attached single garage. The rear garden is predominantly laid to lawn with raised planted borders, while a patio adjoining the house is sheltered by a retractable sun canopy, creating an ideal space for outdoor dining and entertaining. A side gate provides access to the front, with a useful bin storage area, and the garage benefits from internal storage units together with rear access.

OUTBUILDING

A particular highlight of the property is the substantial detached outbuilding, offering exceptional versatility. Currently arranged as a stylish home bar with bi-fold doors, lighting and power, it also incorporates a shower room and a separate storage room, making it equally well suited as a home office, studio, bedroom accommodation or hobby space.

LOCATION

Milborne Port is a popular Somerset village close to the Dorset border, offering a strong sense of community and a range of amenities including a village shop, pub, primary school, doctors’ surgery, and recreational facilities. Nearby Sherborne provides further amenities, including a mainline train station with regular services to London Waterloo, making it ideal for commuters. The area is surrounded by picturesque countryside and is known for its excellent walking routes, historic sites, and easy access to larger towns such as Yeovil and Wincanton.



ADDITIONAL INFORMATION

Tenure: Freehold
Council Tax Band: E
Local Authority: Somerset

Services: Gas 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 we 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.
Tel: 01963 34455
Email: sales@kingslandproperty.com

What3Words:///mediate.spells.prank

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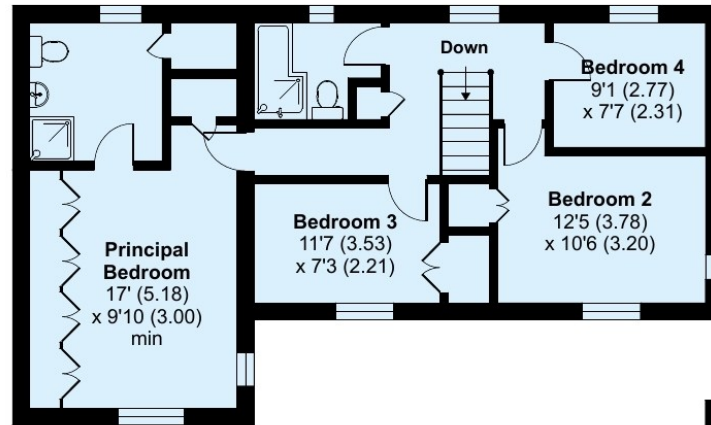
Approximate Area = 1575 sq ft / 146.3 sq m

Garage = 222 sq ft / 20.6 sq m

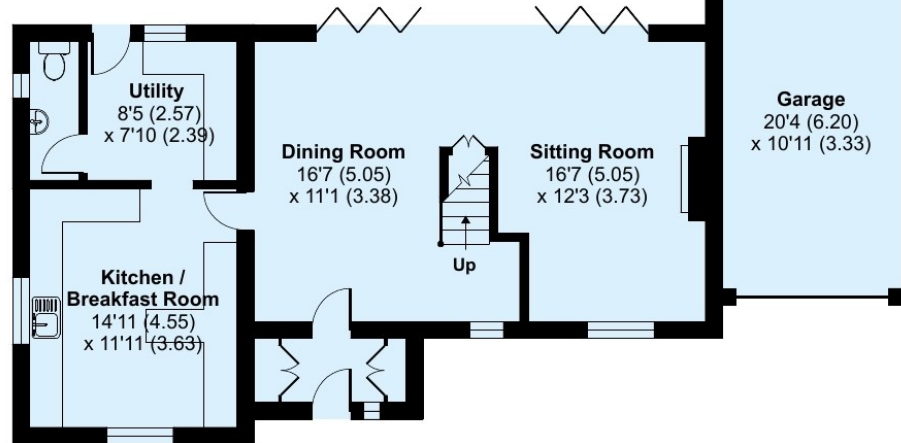
Outbuilding = 321 sq ft / 29.8 sq m

Total = 2118 sq ft / 196.8 sq m

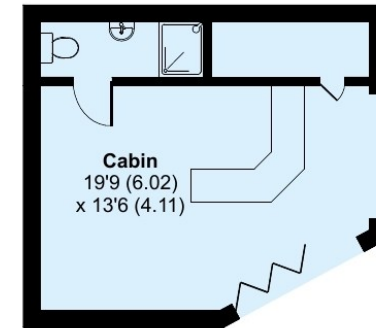
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1494593





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.