



**1 KINGS ROAD**  
SHERBORNE, DORSET

**JACKSON-STOPS** 

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**1 KINGS ROAD  
SHERBORNE  
DORSET, DT9 4HU**

A FABULOUS, LIGHT-FILLED EDWARDIAN HOUSE WITH ELEGANT PROPORTIONS, HIGH CEILINGS, LARGE SASH WINDOWS AND A DELIGHTFUL MATURE GARDEN, WITHIN WALKING DISTANCE OF THE CENTRE OF THE BEAUTIFUL ABBEY TOWN OF SHERBORNE



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**DISTANCES (APPROXIMATE)**

SHERBORNE: (LONDON WATERLOO  
2 HRS 15 MINS)  
YEOVIL: 5 MILES  
WINCANTON/A303: 8 MILES  
CASTLE CARY: 14 MILES (LONDON  
PADDINGTON 1 HR 40 MINS)  
DORCHESTER: 18 MILES

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**GROUND FLOOR**

- Entrance Hall
- Sitting Room
- Dining Room
- Extended Kitchen/Breakfast Room
- Cloakroom
- Storage/Utility

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**FIRST FLOOR**

- Three Double Bedrooms
- One Single Bedroom
- Family Bathroom

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**OUTSIDE**

- Front and Rear Gardens



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## THE PROPERTY

Behind its handsome Edwardian façade, 1 Kings Road is a wonderfully balanced family home that successfully combines elegant period architecture with thoughtfully updated living spaces, creating a house that is as suited to modern family life as it is to entertaining. From the moment you step inside, the property's generous proportions are immediately apparent. High ceilings, large sash windows and a wealth of original features create a wonderful sense of light and space throughout, while the tasteful décor allows the character of the house to take centre stage. The beautifully proportioned sitting and dining rooms offer exceptional versatility. To the front, the sitting room is centred around an attractive open fireplace, providing an elegant space in which to relax, while the dining room, complete with a log burner, creates a lovely setting for family gatherings or indeed an additional sitting room. Extending across the rear of the house, the impressive kitchen/breakfast room forms the true heart of the home. Fitted with timeless shaker-style cabinetry, solid wooden worktops and a central island, it is a space designed as much for everyday family life as it is for entertaining. A Rangemaster range cooker provides an attractive focal point, while the generous dining area naturally draws family and friends together. Bi-fold doors open the room onto the terrace, allowing inside and outside living to merge effortlessly during the warmer months. The staircase rises gracefully to a generous first-floor landing, where the high ceilings and large windows continue the feeling of light and space. Four well-proportioned bedrooms provide flexible accommodation for families, guests or those working from home, with two of the principal bedrooms benefitting from built-in wardrobes. Completing the first floor is a stylish family bathroom, fitted with a waterfall shower over the bath.

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## OUTSIDE

The property is approached via stone steps rising through a charming front garden, where mature shrubs provide an attractive and welcoming first impression. To the rear, the enclosed garden has been designed with both relaxation and family life in mind. Immediately adjoining the house, a generous paved terrace with bi-fold doors creating a seamless extension of the living space. Beyond, a level lawn is framed by mature trees and established planting, offering a delightful backdrop that evolves beautifully with the seasons. Enclosed by a combination of natural stone walling and timber fencing, the garden enjoys an excellent degree of privacy, while useful storage sheds are discreetly positioned at the far end. Combined with its delightful mature garden and convenient position within walking distance of Sherborne's renowned schools, town centre and mainline railway station, 1 Kings Road is a particularly appealing Edwardian home, ideally suited to modern family life.



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## LOCATION

Dominated by its ancient Abbey and school, Sherborne is widely regarded as one of the most attractive towns in Dorset. Numerous musical and cultural events take place throughout the year, alongside a superb range of traditional shops and independent boutiques. The beautifully refurbished Sherborne House is a landmark destination for the arts. The town's two castles, one formerly home to Sir Walter Raleigh, reflect its rich history. Much of the centre is designated a Conservation Area, where strict planning controls help preserve its special character. West Dorset is renowned for its unspoilt countryside, with many attractive villages and walking routes nearby. The Jurassic Coast lies approximately 25 miles away at Weymouth, part of a spectacular World Heritage Site stretching from Portland to Lyme Regis.

## SPORTING AND RECREATION

The surrounding countryside offers extensive footpaths and bridleways. Golf is available locally at Sherborne Golf Club, with additional courses at Yeovil and Dorchester. Racing can be enjoyed at Wincanton, Salisbury, Bath and Exeter, while water sports are available along the Dorset coast and at Sutton Bingham Reservoir.

## EDUCATION

Sherborne is exceptionally well served for schooling. The Sherborne Schools Group includes Sherborne Boys, Sherborne Girls and Sherborne Prep, all highly regarded. In addition, there are strong independent options nearby including Leweston, Perrott Hill and Hazlegrove. There are also well-regarded primary schools, and secondary education is provided by The Gryphon School, the local state secondary school.



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## LOCAL AUTHORITY

Dorset Council: 01305 221000

Council Tax Band: D

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## SERVICES

Mains water, drainage, electricity and gas central heating

EPC Rating: D

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## CONTENTS, FIXTURES AND FITTINGS

Only those items mentioned in these sales particulars, together with fitted carpets, curtains, light fittings and integrated appliances, are included in the sale. All other items are excluded but may be available by separate negotiation.

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## DIRECTIONS AND VIEWINGS

Postcode: DT9 4HU

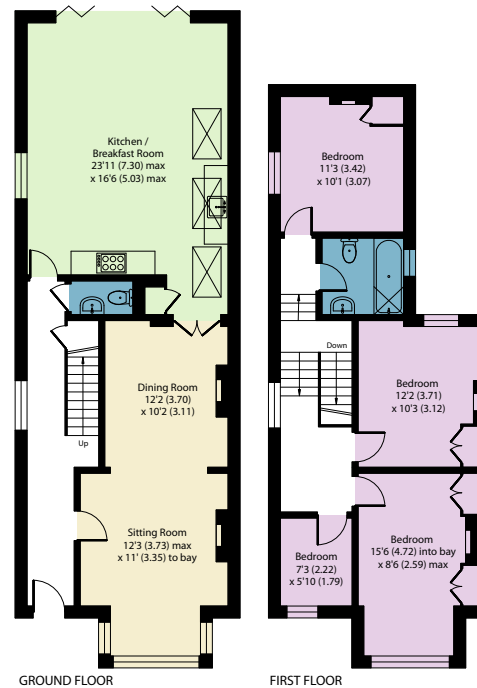
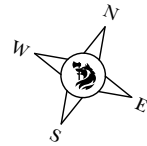
What3Words:///ventures.makeup.neutron

From central Sherborne, proceed up Bristol Road and take the second right into Kings Road. Number 1 is the second property along on the left-hand side.

## Kings Road, Sherborne, DT9

Approximate Area = 1444 sq ft / 134.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nacheom 2026. Produced for Jackson-Stops. REF: 1485690



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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.

5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



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