



9 THE CLOISTERS

LONG STREET, SHERBORNE, DORSET

JACKSON-STOPS 

**9 THE CLOISTERS
LONG STREET, SHERBORNE
DORSET, DT9 3BS**

A PARTICULARLY LIGHT AND WELL-POSITIONED HOME WITH A LARGER-THAN-AVERAGE GARDEN FOR THIS EXCLUSIVE DEVELOPMENT, CLOSE TO SHERBORNE TOWN CENTRE



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

GROUND FLOOR

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Conservatory
- Shower Room

FIRST FLOOR

- Principal Bedroom with Ensuite Shower Room
- Double Bedroom
- Single Bedroom/Study
- Family Bathroom

OUTSIDE

- Allocated Parking Space
- Private Walled Garden
- Beautifully Maintained Communal Gardens

THE PROPERTY

Occupying a favourable position towards the top of this exclusive age-restricted development, 9 The Cloisters is an attractive and particularly light three-bedroom house, forming part of just fifteen luxury homes built in 1997. Constructed with Hamstone and rendered elevations under a slate roof, the property provides comfortable, easily managed accommodation. The entrance hall has storage and a ground floor shower room, with a glazed door opening into the generous double reception room. Arranged as sitting and dining areas, the dual aspect sitting room has fitted bookshelves, a gas fire with stone surround and French doors onto the private terrace. Further French doors from the dining area open into the conservatory, providing an additional reception space overlooking the garden. The kitchen has a range of wall and base units, integrated dishwasher and fridge/freezer, with space and plumbing for a washing machine. French doors provide further direct access to the wrap-around terrace. Upstairs are three bedrooms. The principal bedroom is dual aspect with fitted storage, an ensuite shower room and Juliet balcony enjoying views west across Sherborne's rooftops. A further double bedroom has built-in storage, while the third is currently arranged as a study with fitted units and bookshelves. There is also a separate bathroom, linen storage and access to the loft.

OUTSIDE

The Cloisters is approached through electrically operated gates opening onto a communal paved courtyard, where Number 9 has an allocated parking space. Steps lead to beautifully maintained communal gardens with well-stocked beds, specimen shrubs, roses, box hedging, a lily pond, fountain and seating areas. A particular feature of Number 9 is its private walled garden, which is unusually large for a property within the development. Predominantly paved for ease of maintenance, the terrace wraps around the western and northern sides, with established borders and climbing roses providing colour and interest. Its westerly orientation captures the afternoon and evening sun. There is a small timber shed, additional storage cupboard and useful independent side access.

LOCATION

The Cloisters is in the heart of the Conservation Area, about 100 yards from Cheap Street, Sherborne's main shopping thoroughfare. Dominated by its ancient Abbey and school, Sherborne is arguably the most attractive town in Dorset. Numerous musical and cultural events occur throughout the year and there is a superb range of traditional shops and boutiques. The two castles-one of which was home to Sir Walter Raleigh- reflect the historic nature of the town, the centre of which is designated a Conservation Area in which a policy of strict planning control operates to preserve its special character. West Dorset is well known for its unspoilt landscape and there are many pretty villages and countryside walks nearby. The Jurassic Coast is a mere twenty miles away at Weymouth. This stretch of coastline, from Portland to Lyme Regis, with its spectacular cliffs, has recently been designated a World Heritage Site. Communications to this part of the country are excellent. From Sherborne there is a regular train service to Waterloo in about 2 hours 25 minutes; the station is within walking distance. The A303 (linking with the M3) is a dual carriageway almost the whole way to the M3, thus putting London within a reasonable drive.

SPORTING AND RECREATION

The area is well known for its beauty and there is a network of bridleways and footpaths which cross the countryside, making it ideal for walking, cycling and riding. Water sports at Sutton Bingham Reservoir (near Yeovil) or on the south coast. Racing at Wincanton, Salisbury, Bath, or Exeter. Golf at various courses including Yeovil, Sherborne, and Dorchester.

EDUCATION

The area is noted for its independent schools, with Leweston, Sherborne Schools Group, Sherborne Prep, Perrott Hill, Hazlegrove, Port Regis and Millfield all within easy reach. The Gryphon secondary school is highly rated and is close by.



PROPERTY INFORMATION

LOCAL AUTHORITY
Dorset Council. Tel: 01305 251000

Council Tax Band: F

SERVICES

Mains Electricity, Water and Drainage
Gas Central Heating

EPC Rating: C

Tenure Leasehold 999 years from 01/01/1997
Service Charge £1,520 per annum for 2026
Ground Rent £100 per annum

CONTENTS, FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in this sale. All others, such as curtains, carpets, light fittings, garden ornaments etc. are specifically excluded but may be available by separate negotiation.

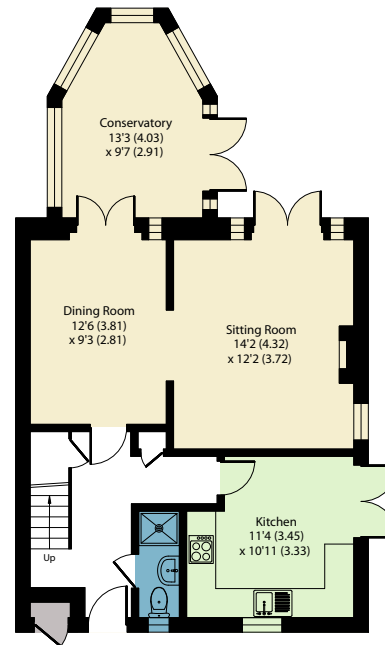
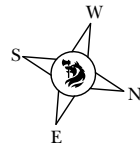
DIRECTIONS AND VIEWINGS

Postcode DT9 3BS

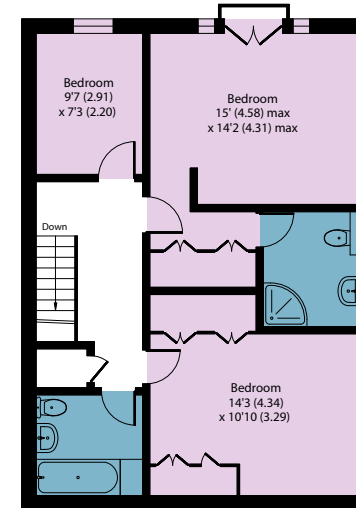
WHAT3WORDS///spenders.foresight.dolphin

From our office in Hound Street, head south down Cheap Street and turn left onto Long Street. The Cloisters can be found on the left hand side immediately before Charterhouse Auctioneers. Once in through the gate, No 9 can be found on the top left hand side.

VIEWINGS: Only by appointment with Jackson-Stops' Sherborne office: 01935 810141.



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Jackson-Stops. REF: 1514263



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The Cloisters, Long Street, Sherborne

Approximate Area = 1364 sq ft / 126.7 sq m
Outbuilding = 3 sq ft / 0.2 sq m
Total = 1367 sq ft / 126.9 sq m
For identification only - Not to scale



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.

SHERBORNE

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