



# 1 Raleigh Place

Westbury, Sherborne, Dorset DT9 3RD

[www.gpweston.co.uk](http://www.gpweston.co.uk)



A fantastic opportunity to acquire this handsome three-bedroom, end-of-terrace Victorian townhouse in the highly sought-after and picturesque town of Sherborne.

- Town Center Location
- Superb Views
- 130 ft Rear Garden
- Oak Flooring
- Meticulously Maintained
- 2 Log Burners
- 3 Bedrooms

### A Charming Historic Setting

Raleigh Place is situated in the historic Westbury area of the town, an enclave of attractive Victorian townhouses built in classic red brick with decorative pale brick detailing. These homes are set back from the road by charming front gardens.

The front garden of this property, boasts a delightful Italian feel - featuring box hedging, and bay trees.

The front of the house faces West, enjoying sensational, open green views across Sherborne Schools' playing fields.





## Beautifully Presented Interior

This elegant home is beautifully presented throughout, filled with natural light and period charm. Thoughtful features such as Victorian-style radiators, window shutters, oak flooring (ground floor), and a neutral colour palette provide a stylish yet versatile backdrop for a new owner to create their own home. A Cat-5 cable has been installed, allowing fibre connectivity to the principle rooms.

The property is entered via a smart entrance opening into a bright hallway. The sitting room, located at the front of the house, features a striking stone fireplace with a log burner and a beautiful bay window overlooking the playing fields.



At the heart of the home is the spacious 21.5 ft kitchen/dining room, which is both stylish and highly functional. Well-appointed with a gas Rangemaster, an integrated dishwasher, a full-length fridge-freezer, a Butler's sink, and wooden work surfaces, it is designed for modern family living. A second log burner adds warmth and ambiance, making this space perfect for entertaining. The ground floor also features a guest cloakroom with a skylight and underfloor heating as well as ample storage discreetly housing a tumble dryer and washing machine.



## First and Second Floors

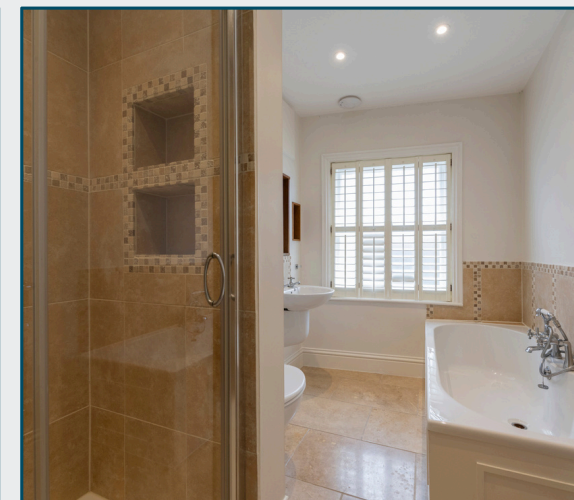
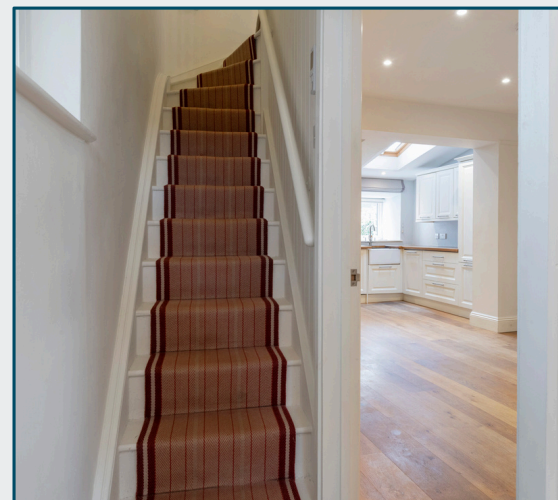
A wooden staircase with a cheerful runner and paneling on the right-hand side leads to the first floor, where two double bedrooms are found.

The rear bedroom enjoys an East-facing aspect with lovely garden views and a charming period feature fireplace.

The front bedroom, enjoys the West facing vista and a feature fireplace offering a tranquil retreat.

Additional built-in storage is conveniently located on the landing. The family bathroom is spacious and well-designed, featuring a double-ended bathtub, a separate shower enclosure, and smart travertine tiles on both the floor and walls.

The top floor loft conversion offers a quaint and peaceful third bedroom. A chimney breast detail adds character, while built-in storage in the eaves maximizes space. A window provides enchanting rooftop views across the neighboring properties.



## A Stunning 130-ft Garden

The rear garden is a true gem, extending an impressive 130 feet and lovingly maintained with well-stocked borders, vegetable beds, a greenhouse, and a potting shed—perfect for green-fingered enthusiasts. The garden enjoys sunlight for most of the day before it eventually sets over the house. The whole garden can be admired from outside the back door - the perfect spot for a morning coffee.



## The Best of Sherborne on Your Doorstep

Conveniently located in the heart of Sherborne, Raleigh Place is within easy walking distance of the town's fascinating historic landmarks, including: Sherborne Abbey, the picturesque St John's Almshouse, and Sherborne's two castles.

Sherborne boasts a thriving cultural scene, hosting literary festivals, art exhibitions, and musical events throughout the year. The town's bustling high street features an eclectic mix of independent boutiques, antique shops, high-street brands, and superb eateries, including wine bars, coffee shops, restaurants, and traditional pubs. A twice-weekly market, along with a monthly farmers' market, brings fresh local produce to the town.

For day-to-day essentials, Waitrose and Sainsbury's are both found within the town, along with a post office and various other essential amenities.

### Outstanding Schools & Leisure Facilities

Sherborne is renowned for its exceptional schools, including:

- Sherborne School (Boys)
- Sherborne Girls
- The Gryphon School

Several well-regarded local primary schools, both state and independent.

The town also offers a wealth of sports and leisure facilities, including: Rugby, cricket, and tennis clubs at the nearby Terraces.

Swimming pools at the Oxley Center and Sherborne Sports Center.

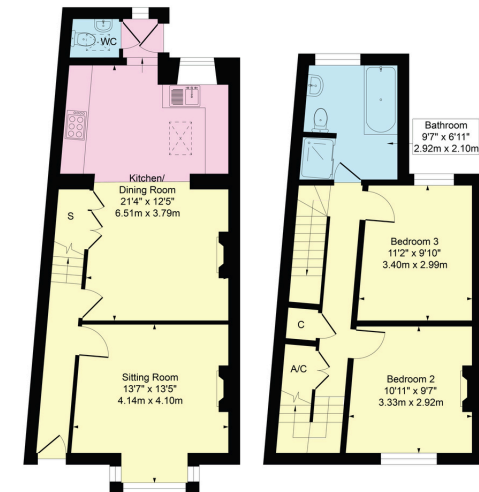
Private gym membership options.

### Raleigh Place, Sherborne, Dorset, DT9

Approximate Gross Internal Area = 116.12 sq m / 1,250 sq ft



Second Floor =  
26.64 sq m / 287 sq ft



Ground Floor =  
48.81 sq m / 525 sq ft

First Floor =  
40.67 sq m / 438 sq ft

All measurements are in accordance to the RICS Code Of Measuring Practice.  
Measurements are approximate & only for illustrative purpose.

## Superb Transport Links

Sherborne's mainline train station provides direct connections to:

London Waterloo (just over 2 hours)

Exeter (just over 1 hour)

The A30 provides direct and quick access to Yeovil (6 miles away) and links to the A303 providing a fast connection to the M3 and London. Just a short drive away, the A37 links Sherborne with Dorchester in the south and Bristol and Bath to the north.

Airports are found in Bristol, Exeter, Bournemouth, and Southampton.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Whether you are looking for a stylish period home, a thriving community, or simply a perfect balance of town and country living, Raleigh Place is a rare find.  
Contact us today to arrange a viewing.

team@gpweston

www.gpweston.co.uk

**Dorset District Council - Council Tax Band D**

**Tenure: Freehold**

**Price: £375,000**

VIEWINGS BY APPOINTMENT : Contact Jessica 07875 355382 or James 07525 008650

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