



Forth House, The Avenue











# Forth House, The Avenue

Sherborne, Dorset, DT9 3AJ

Town centre ½ mile. Railway station 1 mile.

A magnificent five bedroom detached Edwardian town house offering versatile accommodation set over three floors, enjoying delightful gardens and grounds, in what is one of the most sought after addresses within this historic abbey town. EPC Band D.

- Sought after location
- Hallway and Cloakroom
- Spacious kitchen/dining room and utility
- One en suite and two bathrooms
- Freehold
- Walking distance of the town
- Two reception rooms and Two Studies
- Five bedrooms
- Private gardens with garaging and workshop
- Council Tax Band G

Guide Price £1,300,000

## Stags Yeovil

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SITUATION

Forth House is situated in one of the town's most sought after addresses within this conservation area and within an easy walk of the town centre and Cheap Street, which is Sherborne's' coveted high street with various independent shops, boutiques, cafes and restaurants. It is just a short walk from Sherborne Abbey, Almshouses and Sherborne Boys, Girls and Preparatory School. The mainline railway station is within 1 mile of the property, providing a mainline rail link to Exeter and London Waterloo.

DESCRIPTION

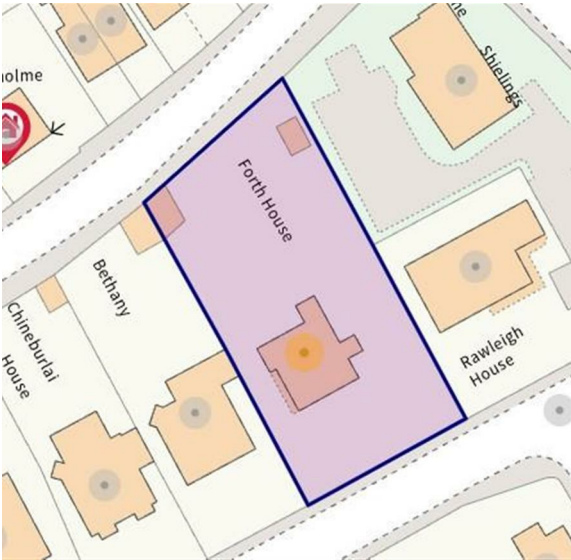
Forth House is a stunning five bedroom, three storey, detached Edwardian town house constructed principally of brick exterior elevations, with some tiles hung to the first floor elevation and set beneath a tiled roof. The property provides well proportioned and flexible accommodation over the three floors and benefits from gas fired central heating, together with the majority of the windows being uPVC sash style, together with some delightful stained glass doors and windows. The property is south facing and also has original features including coved ceilings, picture rails, quarry tiled flooring and open fireplaces, including a wood burner. The property is approached over a gravelled driveway and is surrounded by attractive gardens and grounds including kitchen garden, various sun terraces, water feature, large workshop/studio and brick built garage. In total the grounds extend to 0.34 acres.

ACCOMMODATION

Entrance veranda festooned with wisteria and various other climbing plants, leading to a stained glass door with matching side window, opening into the entrance hallway with stairs rising to the first floor and built in book shelves. Sitting room with bay window, window seat and storage beneath, attractive tiled fireplace with wood mantle and glazed door to side. Family room with three large sash windows to the south, cut stone fireplace with inset log burner and wall lights. On the opposite side of the hallway is a wonderful kitchen/ dining room with large sash windows and two glazed doors leading out onto the rear garden. Engineered oak flooring throughout with a spacious dining area and well equipped bespoke kitchen comprising; 1¼ bowl ceramic sink with mixer taps, excellent range of floor and wall mounted cupboards and drawers, with maple and granite worktops, recessed gas fired Aga with tiled surround and over mantle, integrated fridge/freezer, together with space for dishwasher. Door leading to the rear hall with walk-in pantry, quarry tiled flooring and shelving. Cloakroom with low level WC, wash hand basin, quarry tiled flooring and adjoining boot room, with built-in cupboards and coat hooks. Excellent utility room comprising; 1¼ bowl ceramic sink with mixer tap, adjoining worktops with an excellent range of floor and wall mounted cupboards and drawers, tiled flooring and views from three aspects with door to side. Wall mounted Worcester gas fired boiler, space and plumbing for washing machine.

First floor landing with large picture window and further staircase rising to the second floor. Study/bedroom 7 with two sash windows, built in bookshelves and airing cupboard. Bedroom 2 with two uPVC sash windows to the south and fitted shelving. Bedroom 1 with two uPVC windows to the south, brick and tiled open fireplace with mantle over and en suite shower room comprising; shower cubicle, low level WC and pedestal wash hand basin. Bedroom 6 is currently used as a home office with views from two aspects, tiled fireplace with over mantle. Family bathroom comprising; free standing roll top bath with shower attachment, large walk-in shower, pedestal wash hand basin and low level WC, Travertine tiled flooring, heated towel rail and linen cupboard with window.

Second floor landing with window to side and trap access to the roof void, accessed via an aluminium loft ladder, being boarded with light. Shower room with shower cubicle, vanity unit with inset wash hand basin, low level WC, tiled floor and Velux roof light. Bedroom 5 with dormer window to the south and useful store cupboard, fireplace and shelving. Bedroom 4 with casement windows opening onto a small balcony, together with Velux roof light. Bedroom 3 with dormer window overlooking the rear garden, together with two Velux roof lights, fitted wardrobe and shelving.







## OUTSIDE

The property is protected from the road by a low brick wall with wrought iron railings. Personal wrought iron gate and a pair of wrought iron gates opening onto a gravelled driveway for three cars, together with EV charging point. The front garden is laid mainly to lawn with various flower and shrub borders and a fine selection of trees. To the side of the property is a bin storage area and log store with pathway leading through to the rear garden. The garden is walled and fenced giving much privacy with a sun terrace and outside courtesy light, low brick retaining wall with steps leading to the lawned garden, again with various shrubs bushes and trees. Adjoining kitchen garden with a selection of raised beds, together with fruit cage, greenhouse, composting area and double wooden gates providing access onto Coldharbour. Workshop/studio which is glazed on four sides and is connected with power and light. Brick garage with double doors out onto Coldharbour, concrete floor, power and light together with window to side and two glazed wooden doors into the garden.

To the side of the property is a further paved sun terrace, ideal for outdoor entertaining with water feature, raised borders and a further patio area with firepit. In total the grounds extend to approximately 0.34 acres.

## VIEWINGS

Strictly by appointment via the vendors selling agent. Stags, Yeovil office, telephone 01935 475000.

## SERVICES

All mains services are connected

Gas Fired Central Heating

Broadband Availability : Standard, Superfast 80 Mbps - 20 Mbps and Ultrafast 1000 Mbps. (Ofcom)

Mobile Availability : EE, Three, O2 and Vodafone - some service is limited (Ofcom)

Flood Risk Status : Very low risk (Environment agency)

## DIRECTIONS

On entering Sherborne from the West head towards the town centre turning left into Newland, passing Waitrose carpark on your right hand side. Take the second left into The Avenue, bear around to the right and after a short distance Forth House will be seen on the left hand side, clearly identified by our For Sale board.





Approximate Area = 2913 sq ft / 270.6 sq m  
Limited Use Area(s) = 167 sq ft / 15.5 sq m  
Garage = 225 sq ft / 20.9 sq m  
Outbuilding = 224 sq ft / 20.8 sq m  
Total = 3529 sq ft / 327.8 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Stags. REF: 1230604



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		







