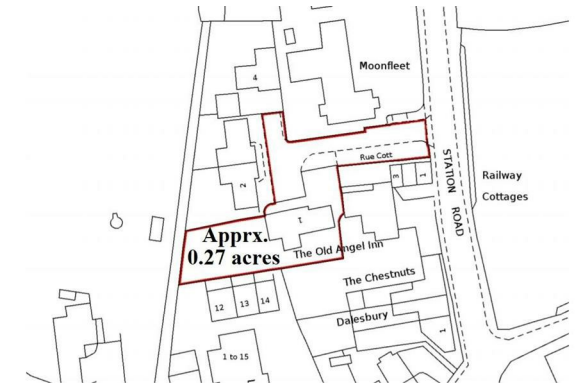


Rolfe East



Angel Court, Milborne Port, DT9 5LT

Offers In Excess Of £650,000

- FIVE DOUBLE BEDROOM NATURAL STONE DETACHED DOUBLE-FRONTED HOUSE.
- 2460 SQUARE FEET OF STYLISH LIVING ACCOMMODATION.
- SHORT WALK TO VILLAGE PUB, RESTAURANT, SHOP, SCHOOL, CHURCH ETC.
- NO FURTHER CHAIN.
- GARDENS, PLOT AND DRIVEWAY EXTEND TO APPROXIMATELY A QUARTER OF AN ACRE.
- FAVOURED EDGE-OF-VILLAGE POSITION IN EXCLUSIVE 'TUCKED-AWAY' ADDRESS.
- GAS FIRED RADIATOR CENTRAL HEATING AND DOUBLE GLAZING.
- DRIVEWAY PARKING FOR 4/6+ CARS AND ATTACHED DOUBLE GARAGE.
- LOVELY SIDE AND REAR GARDENS.
- MUST BE VIEWED TO BE APPRECIATED!

80 Cheap Street, Sherborne, Dorset, DT9 3BJ
01935 814 929

sherborne@rolfe-east.com
<https://www.rolfe-east.com/>

1 Angel Court, Milborne Port DT9 5LT

NO FURTHER CHAIN. '1 Angel Court' is a substantial, natural stone, double fronted, detached, five double bedroom house situated in a great 'tucked-away' position on the rural edge of the sought-after village of Milborne Port. Your home boasts extensive driveway parking for 4-6 cars or more leading to an integral double garage. The level gardens and plot extend to just over a quarter of an acre (0.27 acres approximately). The gardens are stunning and enjoy a sunny south and west facing aspect. From the first floor, many of the windows look out over pretty village cottages to countryside beyond. The well-arranged, flexible, spacious accommodation extends to 2460 square feet and enjoys a good level of natural light with dual aspects from many of the rooms and a sunny southerly aspect at the rear. The accommodation comprises large entrance greeting/reception hall, sitting room, dining room, kitchen/breakfast room, office / occasional ground floor double bedroom, utility room and ground floor WC. On the first floor there is a large landing area, huge master double bedroom with en-suite shower room, bedroom two with en-suite shower room and dressing area, three further double bedrooms and a first floor family bathroom. There are fabulous countryside walks from nearby the front door. The property is only a short walk away from the pretty village centre of Milborne Port. The village has a lively social scene and great amenities including church, public house, primary school, petrol station and store and village shops. Milborne Port boasts The Clockspire - a superb restaurant, Co-op mini supermarket and a very good doctors surgery. The house is a short drive to the historic town centre of Sherborne with its coveted boutique high street, breath-taking Abbey building, world famous private schools and mainline railway station to London Waterloo - direct, without changing your seat in just over 2 hours. NO FURTHER CHAIN.



Council Tax Band: G



Sherborne has also recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House. It is also a short drive to the mainline railway station, making London Waterloo directly in just over two hours. It is also a short walk to nearby countryside – ideal as you do not need to put the children or the dogs in the car!

Double glazed front door leads to entrance reception hall.

ENTRANCE RECEPTION HALL - 17'2 Maximum x 12'4 Maximum

A generous entrance reception area providing a greeting heart to the home. Moulded skirting boards and architraves, inset ceiling lighting, timber effect LVT flooring, radiator, two uPVC double glazed windows to the front, pine staircase rises to the first floor, oak panelled door leads to under stairs storage cupboard space, telephone point, glazed oak panelled doors lead off the entrance reception hall to all of the main ground floor rooms. Glazed double doors lead to the sitting room – when open gives a full through-measurement of 36'8 maximum.

SITTING ROOM - 19' Maximum x 13'7 Maximum

A generous main reception room enjoying a light dual aspect with uPVC double glazed window to the rear, uPVC double glazed double doors and sidelights open to the main garden, inset ceiling lighting, two radiators, moulded skirting boards and architraves, period style feature stone fireplace and hearth with gas fire, telephone point, TV point, timber effect LVT flooring.

DINING ROOM - 12'5 Maximum x 12'2 Maximum

A generous dining room able accommodate large dining table, uPVC double glazed double French doors and sidelights open onto the rear patio garden enjoying a sunny south facing aspect, radiator, moulded skirting boards and architraves, timber effect LVT flooring.

SNUG / OFFICE - 12'6 Maximum x 8'9 Maximum

Radiator, telephone point, TV point, uPVC double glazed window to the front, moulded skirting boards and architraves, inset ceiling lighting, timber effect LVT flooring.

KITCHEN BREAKFAST ROOM - 12'4 Maximum x 11'8 Maximum

An extensive range of oak panelled kitchen units comprising laminated work surface, decorative tiled surrounds, inset stainless-steel one and a half sink bowl and drainer unit with mixer tap over, large Rangemaster electric double oven with gas hob, wall mounted cooker hood extractor fan over, a range of drawers and cupboards under, newly fitted Bosch integrated dishwasher, space for upright fridge freezer, a range of matching wall mounted cupboards with under unit lights, uPVC double glazed window

to the front, inset feature ceiling lighting, ceramic floor tiles, radiator, glazed door leads to utility room.

UTILITY ROOM - 10'5 Maximum x 4'9 Maximum

Laminated work surface, stainless-steel sink bowl and drainer unit with mixer tap over, decorative tiled surrounds, fitted cupboards under, space and plumbing for washing machine and tumble dryer, a range of matching wall mounted cupboards, ceramic floor tiles, uPVC double glazed window to the rear, wall mounted gas fired boiler, radiator, uPVC double glazed stable door to the rear.

DOWNSTAIRS WC

Fitted low level WC, wash basin, tiled splashback, radiator, extractor fan.

Pine staircase rises from the entrance reception hall, uPVC double glazed stairwell window to the front.

FIRST FLOOR LANDING – 21'5 maximum x 10' maximum.

A large landing area, inset feature ceiling lighting, radiator, uPVC double glazed window to the front, double doors lead to shelved linen cupboard space, further panelled door leads to walk-in airing cupboard housing pressurised Megaflow hot water cylinder and slatted shelving, panelled doors lead off the landing to the first floor rooms.

MASTER BEDROOM - 23'4 Maximum x 17'3 Maximum

A generous, double main bedroom enjoying a light dual aspect with uPVC double glazed windows to the front and rear, two radiators, telephone point, TV point, inset ceiling lighting, ceiling hatch leads to loft storage space, panelled door leads to en-suite shower room.

EN-SUITE SHOWER ROOM

A modern white suite comprising low level WC, wash basin with cupboards under, glazed shower cubicle with wall mounted mains shower over, extractor fan, heated towel rail, shaver point, tiled walls and floor.

BEDROOM TWO - 11'11 Maximum x 17'8 Maximum

A generous, second double bedroom enjoying a light dual aspect with uPVC double glazed windows to the front and rear, radiator, TV point, telephone point, ceiling hatch and ladder to loft storage space, double panelled doors lead to built-in wardrobe cupboard space, further panelled door leads to en-suite shower room.

EN-SUITE SHOWER ROOM

A white suite comprising low level WC, wash basin, glazed shower cubicle with wall mounted mains shower over, heated towel rail, tiled walls and floor, shaver point, extractor fan.

BEDROOM THREE / OFFICE - 13'1 Maximum x 13'5 Maximum

A third double bedroom enjoying a light dual aspect with uPVC double glazed windows to the side and rear, radiator, ceiling hatch to loft space.

BEDROOM FOUR - 9' Maximum x 9'3 Maximum

A fourth double bedroom, uPVC double glazed window to the front, radiator, double panelled doors lead to fitted wardrobe cupboard space.

BEDROOM FIVE - 8'9 Maximum x 7'9 Maximum

uPVC double glazed window to the front, radiator, double doors lead to fitted wardrobe cupboard space.

FAMILY BATHROOM

A generous bathroom enjoying a white suite comprising low level WC, pedestal wash basin, P-shaped panelled bath with mains shower tap arrangement over, tiled walls and floor, heated towel, extractor fan, uPVC double glazed window to the rear, shaver point, panel door to shelved linen cupboard.

OUTSIDE

This property owns the brick paved driveway that services the rest of Angel court. Orchard House boasts off road parking for four to six or more cars leading to an integral double garage.

INTEGRAL DOUBLE GARAGE - 18'1 Maximum x 18'9 Maximum.

Double automated up and over garage doors, light and power connected, double glazed window to the side, personal doors open to the rear garden, space for freezer.

GARDENS

At the front of the property there is a small portion of garden laid to stone chippings, enclosed by natural stone walls. Outside light. Timber side gate leads to the

MAIN SIDE GARDEN – 96' maximum x 45' maximum. A large, level garden boasting a sunny westerly aspect. It is laid mainly to lawn and enjoys a large, paved patio area. It is enclosed by timber fencing and has a variety of well stocked flowerbeds and borders. A variety of mature trees and shrubs. Timber shed, timber summerhouse. Outside light and tap. Vegetable gardens. The side garden continues to the rear.

REAR GARDEN – 55' x 23' maximum. Laid to lawn and boasting a sunny south-facing aspect, paved patio area, outside lighting, double doors lead to the rear of the garage.





Milborne Port, Somerset, DT9



Ground Floor
Approximate Floor Area
1,250 sq.ft
(116.10 sq.m)

First Floor
Approximate Floor Area
1,210 sq.ft
(112.44 sq.m)

Approximate Gross Internal Floor Area 2,460 sq. ft / 228.54 sq. m
© 2024 Rolfe East Sherborne. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. Whilst every care is taken in the preparation of this brochure, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.



Directions

Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

Council Tax Band

G

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	