Rolfe East







The Mead, Beer Hackett, DT9 6QS

Offers In Excess Of £298,500

- MATURE MID TERRACE HOUSE WITH THREE DOUBLE BEDROOMS (1723 square feet).
- LARGE REAR GARDEN AND PLOT EXTENDING TO JUST UNDER A FIFTH OF AN ACRE.
- EXCELLENT LEVELS OF NATURAL LIGHT FROM SUNNY SOUTHERLY ASPECT.
- SHORT DRIVE TO SHERBORNE TOWN AND MAINLINE RAILWAY STATION TO LONDON.
- EXTENSIVE COUNTRYSIDE VIEWS AT THE REAR.
- DESIRABLE RURAL HAMLET ADDRESS - A SHORT DRIVE TO SHERBORNE TOWN.
- uPVC DOUBLE GLAZING AND SOLID FUEL CENTRAL HEATING (at present).
- AMPLE DRIVEWAY PARKING FOR 2-4 CARS.
- OUTBUILDINGS AND WORKSHOPS.
- SHORT DRIVE TO EXCELLENT NEARBY VILLAGE AMENITIES.

80 Cheap Street, Sherborne, Dorset, DT9 3BJ
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4 The Mead, Beer Hackett DT9 6QS

‘4 The Mead’ is a substantial (1723 square feet), mature, double fronted, mid terraced house situated in a fabulous, semi-rural, exclusive hamlet address boasting extensive countryside views and views of the pretty parish church. The house is a short drive to the pretty town centre of Sherborne and the mainline station to London Waterloo. This well-appointed home stands in a generous plot and gardens extending to just under a fifth of an acre (0.12 acres approximately) with the rear garden boasting a glorious rural background a good degree of privacy. There is ample private driveway parking at the front providing off road parking for two to four cars or more. There are various large outbuildings / workshops at the rear, offering tremendous scope for conversion or extension (subject to the necessary planning permission). The house benefits from excellent levels of natural light from large feature windows, dual aspects and a sunny southerly aspect at the front. It is enhanced by uPVC double glazing and is currently heated by a solid fuel fired radiator central heating system. The accommodation is well laid out and comprises entrance hall, sitting room leading into a dining room, large open plan kitchen / breakfast room and utility room. On the first floor there is a landing area, three generous double bedrooms and a family bathroom. The property comes with an Section 157 act, which means any potential owner must currently work or have lived in Dorset for the last 3 years. The property has countryside and village walks from the front doors – ideal as you do not need to put the children or the dogs in the car! The historic town centre of Sherborne is a short drive away with its superb boutique high street with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. It is also a short drive to two mainline railway stations making London Waterloo directly in just over two hours.

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Council Tax Band: C





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. The nearby village of Thornford offers a superb public house, primary school rated 'outstanding' by Ofsted, village store and post office, village hall, parish church and its own cricket club. In addition, Thornford station is situated on the Weymouth to Bristol line which includes Bath and links to the Midlands and North.

Pathway to storm porch with outside light. Front door leads to

ENTRANCE HALL: Staircase rises to the first floor, quarry tiled floor. Entrances lead off to the main ground floor rooms.

DINING ROOM: 19’6 maximum x 9’5 maximum. A generous main reception room with fireplace recess and Jotul log burner, paved hearth, uPVC double glazed window to the front boasting a sunny south westerly aspect, radiator, oak flooring. Entrance leads to second reception room/dining room providing a full through-measurement of 34’10 maximum.

SITTING ROOM: 14’7 maximum x 15’4 maximum. An L-shaped room, oak flooring, radiator, uPVC double glazed window to the rear enjoying extensive countryside views, uPVC double glazed sliding patio door opens onto the rear garden. Entrance from dining room/reception room two leads to the utility room.

KITCHEN BREAKFAST ROOM: 17’10 maximum x 9’6 maximum. A generous open-plan room enjoying a light dual aspect, two uPVC double glazed windows to the front boasting a sunny south westerly aspect, uPVC double glazed window to the rear. An extensive range of oak-fronted, Shaker-style kitchen units comprising oak worksurface, decorative tiled surrounds, inset ceramic one and a half sink bowl and drainer unit with mixer tap over, inset electric hob with stainless steel Bosch electric oven under, a range of drawers and cupboards under, integrated dishwasher, fireplace recess, terracotta tiled floor, space for upright fridge freezer, a range of matching wall mounted cupboards with under unit lighting, inset ceiling lighting, concealed wall mounted cooker hood extractor fan. Entrance leads to inner hall, pine door leads to understairs storage cupboard space.

Panel doors lead from reception room two/dining room and the inner hall to the

UTILITY ROOM: 9’8 maximum x 5’1 maximum. Laminated worksurface, space and plumbing for washing machine and tumble dryer, wall mounted cupboards, terracotta tiled floor.

Staircase rises from the entrance hall to the

FIRST FLOOR LANDING: 10’5 maximum x 5’7 maximum. Panel door leads to cupboard housing lagged hot water cylinder and immersion heater, shelving. Further panel door leads to linen cupboard, hatch to loft storage space. Panel doors lead off the landing to the first floor rooms.

BEDROOM ONE: 13’5 maximum x 15’5 maximum. A generous double bedroom, two uPVC double glazed windows to the rear with views across the rear garden to countryside beyond, two radiators. This room enjoys a light dual aspect with uPVC double glazed windows to the side.

BEDROOM TWO: 17’7 maximum x 11’ maximum. A generous second double bedroom, uPVC double glazed window to the front enjoying a sunny south westerly aspect and views to the pretty Parish Church, radiator, shelved alcove and wardrobe space.
Please note: It would be possible to divide this bedroom into two bedrooms thus creating a four-bedroom house.

BEDROOM THREE: 11’7 maximum x 11’6 maximum. A third generous double bedroom, uPVC double glazed window to the front enjoying a sunny south westerly aspect and views to the pretty Parish Church, radiator, fireplace recess feature, shelved alcove.

FAMILY BATHROOM: 7’6 maximum x 5’6 maximum. A fitted suite comprising low level WC, pedestal wash basin, panel bath with folding shower screen and wall mounted electric shower over, uPVC double glazed window to the rear, extractor fan, tiling to splash prone areas, radiator.

OUTSIDE:
This property occupies a generous level plot extending to 0.12 acres approximately.

At the front of the property there is a DRIVEWAY AREA giving a depth of approximately 48’ from the country lane. This area provides off road parking for at least 4 cars. There is a seating area at the front of the property enjoying a sunny south westerly aspect, storm porch with outside light, area to store recycling containers and wheelie bins, rainwater harvesting butt. Shared undercover side passageway gives access to timber side gate from side pathway gives access to main rear garden.

The REAR GARDEN is approximately 84’ in length x 38’6 in width. It is laid mainly to lawn and boasts extensive countryside views at the rear. Raised paved patio seating area enjoying lovely views, outside tap.

TIMBER OUTBUILDING ONE: Currently a potters studio, measuring 14’9 maximum x 12’5 maximum. Window to the rear enjoying extensive countryside views, light and power connected.

TIMBER OUTBUILDING TWO: Currently used as a workshop, measuring 14’2 maximum x 11’10 maximum. Windows to the rear enjoying countryside views, light and power connected.









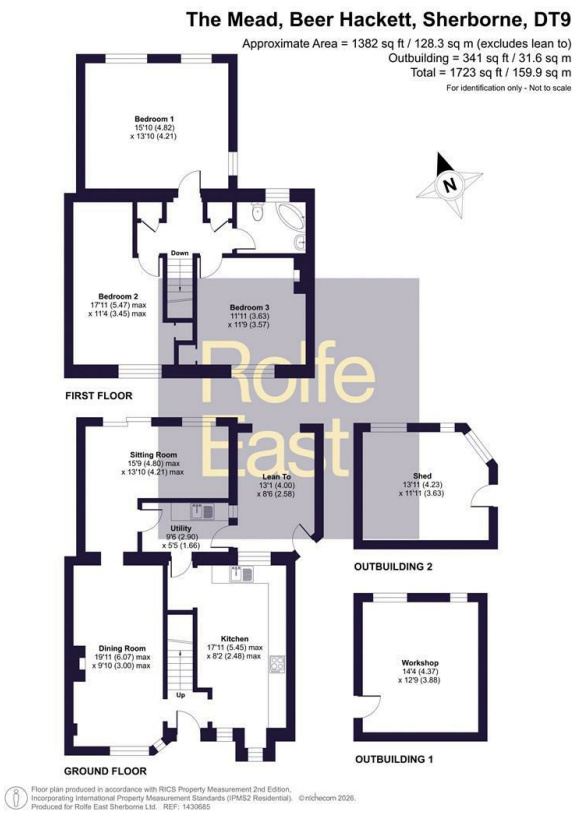









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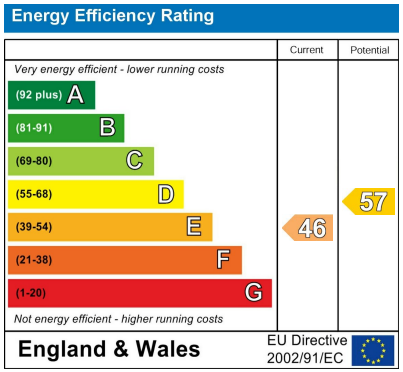
Directions

Viewings

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

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