Rolfe East







Manor Farm, West Coker, BA22 9DT

Guide Price £475,000

- NATURAL STONE DETACHED MODERN DOUBLE-FRONTED HOUSE (2041 square feet).
- LEVEL SOUTH-FACING REAR GARDEN.
- MASTER DOUBLE BEDROOM WITH EN-SUITE SHOWER ROOM.
- NO FURTHER CHAIN.
- ENVIABLE TUCKED AWAY LOCATION ON NO-THROUGH ROAD.
- INTEGRAL GARAGE AND DRIVEWAY PARKING FOR TWO CARS.
- FOUR DOUBLE BEDROOMS.
- SHORT WALK TO PRETTY VILLAGE CENTRE AND GOOD AMENITIES PLUS VILLAGE PUB.
- OIL-FIRED RADIATOR CENTRAL HEATING, UNDERFLOOR HEATING AND DOUBLE GLAZING.
- SHORT DRIVE TO TOWN AMENITIES AND MAINLINE RAILWAY STATION TO LONDON.

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7 Manor Farm, West Coker BA22 9DT

‘7 Manor Farm’ is a simply lovely, modern, double-fronted, natural stone, detached house situated in a choice address near the centre of the village with a level main garden at the rear of the house enjoying a sunny southerly aspect. It is situated in a very popular, modern residential address, a short walk to the village centre amenities. The property boasts a private driveway providing off road parking for two cars leading to a single integral garage. The main house is very well presented and is heated by an oil-fired radiator and under floor central heating system and also benefits from uPVC double glazing. The well-arranged accommodation (approximately 2041 square feet) boasts excellent levels of natural light from dual aspects and comprises entrance porch / boot room, entrance reception hall, sitting room, open-plan kitchen / breakfast room, dining room / study, utility area and cloakroom / WC. On the first floor, there is a landing area, large master double bedroom with en-suite shower room, three further generous double bedrooms and a family bathroom. Countryside is only a short walk away – ideal as you do not need to put the children or the dogs in the car! The town centres of Sherborne and Yeovil are short drives away. Sherborne boasts a superb boutique high street with coffee shops, 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 the mainline railway station making London Waterloo directly in just over two hours. Sherborne has 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 superb restaurant. THIS SUPERB HOME MUST BE VIEWED INTERNALLY TO BE APPRECIATED.

4 3 2 D

Council Tax Band: F





uPVC double glazed front door with outside light leads to

ENTRANCE PORCH / BOOT ROOM: 12'3 maximum x 5'8 maximum. A superb boot room area, uPVC double glazed window to the front and side, ceramic floor tiles, exposed natural stone elevations, radiator. Multi-pane glazed door and side light leads to

ENTRANCE RECEPTION HALL: 14' maximum x 8'8 maximum. A generous greeting area providing a heart to the home, moulded skirting boards and architraves, radiator, hardwood staircase rises to the first floor, under stairs recess, telephone point. Internal doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM: 25'3 maximum x 11'10 maximum. A generous main reception room enjoying a light dual aspect with uPVC double glazed double French doors opening onto the rear patio and boasting a sunny southerly aspect, uPVC double glazed window to the front, feature fireplace recess with cast iron log burning stove, slate hearth, two radiators, TV point.

OFFICE / RECEPTION ROOM TWO: 11'4 maximum x 10' maximum. uPVC double glazed window to the rear boasting a sunny southerly aspect, fitted cupboards and bookshelves, radiator.

OPEN-PLAN KITCHEN DINING ROOM: 26'3 maximum x 15'3 maximum. A simply fantastic open-plan living space, two uPVC double glazed windows overlook the garden boasting a sunny southerly aspect, uPVC double glazed door to the rear. An extensive range of contemporary oak panelled kitchen units comprising granite worksurface and surrounds, inset double stainless steel sink bowl with mixer tap over, inset Siemans five burner electric induction hob with splashback, a range of drawers, pan drawers and cupboards under, integrated Siemans dishwasher, recess provides space for up right fridge freezer, two built-in stainless steel Siemans electric ovens with grills, a range of matching wall mounted cupboards with under unit lighting, wall mounted glazed display cabinet, wall mounted cooker hood extractor fan, inset feature ceiling lighting, island unit with granite worktops, breakfast bar, fitted cupboards under, ceramic floor tiles and skirting boards, under floor heating, TV point. Utility area with oak effect laminated worksurface, stainless steel sink bowl with mixer tap over, cupboards under, space and plumbing for washing machine. Door from the utility area leads to

CLOAKROOM / WC: 6'9 maximum x 3'5 maximum. A modern white suite comprising low level WC, wash basin on washstand, tiled walls and floor, internal window to the boot room, extractor fan, chrome heated towel rail.
Internal door from utility area leads to the integral garage.

Hardwood staircase leads from the entrance reception hall to the

FIRST FLOOR LANDING: 15'8 maximum x 4'3 maximum. uPVC double glazed stairwell window to the front, moulded skirting boards and architraves, radiator, ceiling hatch to loft storage space. Panel door from the landing leads to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelving. Panel doors lead off the landing to the first floor rooms.

MASTER BEDROOM: 16'4 maximum x 11'4 maximum. A generous double bedroom, two uPVC double glazed windows to the rear overlook the rear garden boasting a sunny south facing aspect, radiator with decorative cover, moulded skirting boards and architraves, telephone point. Panel door leads to

EN-SUITE SHOWER ROOM: 8'8 maximum x 7'4 maximum. A modern white suite comprising fitted low level WC, wash basin over storage cupboard, mixer tap over, glazed corner shower cubicle with wall mounted electric shower over, tiled walls and floor, electric under floor heating, chrome heated towel rail, double glazed Velux ceiling window to the rear boasting a sunny south facing aspect, extractor fan, wall mounted bathroom cabinet.

BEDROOM TWO: 11'4 maximum x 11'10 maximum. A second double bedroom, uPVC double glazed window to the rear enjoys a sunny southerly aspect, moulded skirting boards and architraves, radiator with decorative cover, TV point.

BEDROOM THREE: 11'11 maximum x 10'8 maximum. A third double bedroom, uPVC double glazed window to the front, radiator, moulded skirting boards and architraves, TV point, full height mirrored doors lead to fitted wardrobe cupboard space.

BEDROOM FOUR: 9'5 maximum x 11'4 maximum. A fourth double bedroom, uPVC double glazed window to the front, radiator, moulded skirting boards and architraves.

FAMILY BATHROOM: 13'5 maximum x 10'4 maximum. A modern white suite comprising

fitted low level WC, wash basin over storage cupboard, mixer tap over, large panel bath with mixer tap over, walk-in double sized shower cubicle with wall mounted mains shower over, glazed shower screen, tiling to splash prone areas, chrome heated towel rail, tiled floor, electric under floor heating, illuminated wall mirror, extractor fan, fitted bathroom cabinet in worksurface, double glazed Velux ceiling window to the front.

OUTSIDE:
At the front the of the property, a dropped curb with vehicular access to a tarmac driveway providing off road parking for two cars, outside lighting. There is a portion of lawned front garden enjoying a variety of mature shrubs and trees. Driveway leads to

INTEGRAL SINGLE GARAGE: 18'8 maximum x 8'11 maximum. Timber up-and-over garage door, light and power connected, personal door leads to the utility area. Garage houses wall mounted Grant oil fired central heating boiler.
There is access to the main garden on both sides of the property.

REAR GARDEN measures 45'4 in width maximum x 35' maximum in depth. This beautifully presented, level rear garden enjoys a sunny south facing aspect and a good degree of privacy. It is enclosed by timber panel fencing. There is a portion of lawn bordered by a variety of flowerbeds and borders enjoying a selection of mature trees, plants and shrubs. Paved patio seating area, outside tap, under cover area able to store recycling containers and wheelie bins. Further decked patio seating area with timber pergola over, timber garden shed, rain water harvesting butt, area at the rear of the garden houses oil tank.











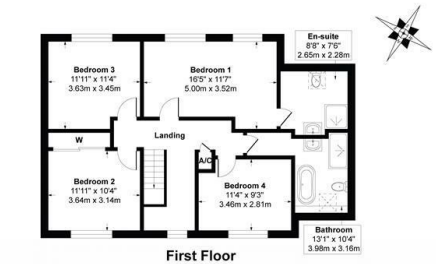




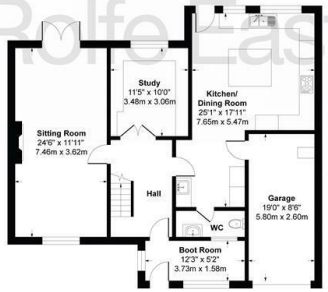




Manor Farm, West Coker, Somerset, BA22



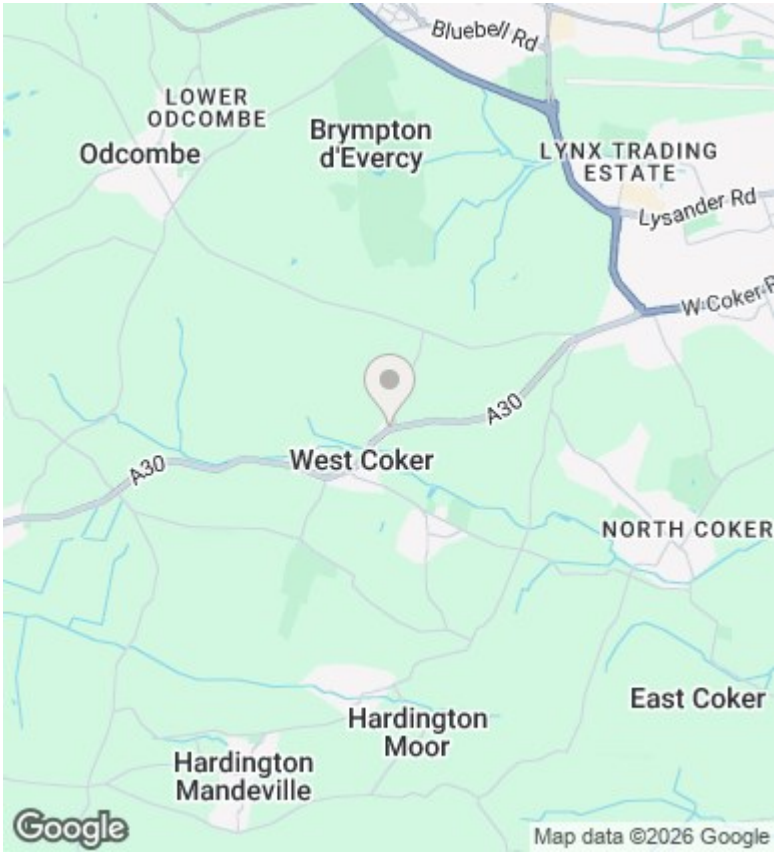
First Floor
Approximate Floor Area
897 sq.ft
(83.30 sq.m)



Ground Floor
Approximate Floor Area
1,144 sq.ft
(106.33 sq.m)

Approximate Gross Internal Floor Area 2,041 sq. ft / 189.63 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 floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.



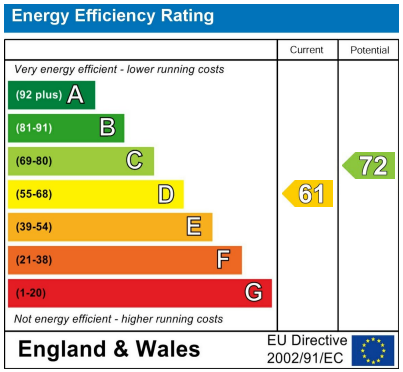
Directions

Viewings

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

Council Tax Band

F



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