

Rolfe East



Greenhill, Sherborne, DT9 4EP

Guide Price £299,950

- STUNNING PERIOD GRADE II LISTED COTTAGE WITH LOTS OF CHARACTER.
- FLAGSTONES, CAST IRON LOG BURNER, AND FEATURE FUREPLACES.
- TWO DOUBLE BEDROOMS PLUS LARGE LOFT ROOM / OFFICE.
- MUST BE VIEWED TO BE APPRECIATED!
- PRIVATE DRIVEWAY PARKING FOR ONE CAR.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND SECONDARY DOUBLE GLAZING.
- STYLISH SHAKER-STYLE KITCHEN.
- VERY LARGE REAR GARDEN - TASTEFULLY LANDSCAPED AND RE-DESIGNED.
- PRETTY, ICONIC STREET SCENE IN SHERBORNE TOWN CENTRE.
- SHORT WALK TO BOUTIQUE HIGH STREET, WAITROSE STORE AND STATION TO LONDON.

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

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

The Matchbox Greenhill, Sherborne DT9 4EP

WITH PRIVATE DRIVEWAY PARKING! 'The Match Box' is a simply stunning, period, Grade II listed, terraced cottage located on one of the prettiest street scenes in Sherborne - Greenhill. The cottage is a very short walk to the boutique high street, Waitrose store and mainline railway station to London Waterloo. This amazing cottage enjoys a huge, private rear garden that has been the subject of full landscaping and re-design. The cottage enjoys many character features including feature fireplaces, flagstone floors and a cast iron log burning stove. It is in wonderful, tasteful decorative order throughout and boasts a Shaker-style kitchen. It is heated by mains gas-fired radiator central heating and also benefits from secondary double glazing. The accommodation is well-arranged and boasts a good flow of natural light from a sunny southerly aspect at the front. It comprises sitting room, open-plan kitchen dining room, ground floor bathroom and separate WC. On the first floor there is landing area and two double bedroom. There is also a huge attic room that the current owner uses as an occasional third bedroom / office. The property is very near the beating heart of this pretty Dorset town. It is a very short walk to the historic town centre of Sherborne with its superb boutique high street on the doorstep 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 walk to the mainline railway station to London Waterloo. 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 PROPERTY MUST BE VIEWED INTERNALLY TO BE FULLY APPRECIATED.



Council Tax Band: B



Period panelled front door leads to

SITTING ROOM: 12'12 maximum x 11'4 maximum. A beautifully presented main reception room, period sash window to the front with secondary glazing, feature brick fireplace alcove with cast iron log burning stove, paved hearth, period style fire surround, period style fireside recess shelving and cupboards, radiator, further fitted cupboard, reclaimed pine floorboards, moulded picture rail, moulded skirting boards and architraves. The sitting room enjoying a sunny south facing aspect. Panel door leads from the sitting room to the

KITCHEN DINING ROOM: 15'1 maximum x 11'3 maximum. An extensive range of Shaker-style kitchen units comprising solid granite worksurface, inset Belfast ceramic sink bowl and mixer tap over, inset mains gas Neff hob with electric oven under, a range of drawers and cupboards under, integrated dishwasher, integrated washing machine, a range of matching wall mounted cupboards with under lighting, wall mounted concealed cooker hood extractor fan, recess provides space for upright fridge freezer, flagstone floor, period fireplace recess with mains gas cast iron log burner style stove, period style over mantel, multipane period window to the rear, glazed door to the rear, radiator, flagstone floor. Staircase rises to the first floor, understairs storage recess. Door from the kitchen dining room leads to the

GROUND FLOOR BATHROOM: 9'3 maximum x 4'6 maximum. A period style white suite comprising pedestal wash basin, panel bath with mains shower tap arrangement over, shower screen over, radiator, shower rail, window to the side, tiled walls and floor, ceiling hatch to loft storage space. Door leads to

SEPARATE WC: Low level WC, tiled floor, window to the rear, wall

mounted mains gas boiler.

Staircase rises from the kitchen dining room to the first floor landing. Panel doors lead off the landing to the first floor rooms.

BEDROOM ONE: 11'6 maximum x 12'6 maximum. A generous double bedroom, multi-pane period sash window to the front with secondary glazing, radiator, exposed pine floorboards, door leads to fitted wardrobe cupboard space, ceiling hatch to loft room.

BEDROOM TWO: 11'4 maximum x 10'6 maximum. A second generous double bedroom, multi-pane period style window to the rear with secondary glazing, feature window seat with cupboards under, exposed pine floorboards, radiator. Door leads to

EN-SUITE WASHROOM: Fitted low level WC, wall mounted wash basin, extractor fan.

Ceiling hatch and loft ladder lead from bedroom one to

LOFT ROOM / OFFICE: 18'10 maximum x 10'1 maximum. A generous attic room, two double glazed Velux ceiling windows to the rear, radiator, eves storage cupboard space, light and power connected.

OUTSIDE:

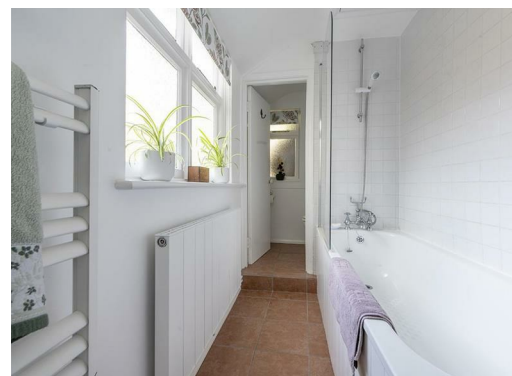
The front of the property looks onto the pretty street scene of Greenhill.

At the rear of the property there is a **GENEROUS REAR GARDEN** measuring 95' in length. This wonderful rear garden has been the subject of landscaping and is enclosed by timber panel fencing and natural stone walls. There are a variety of raised patio seating

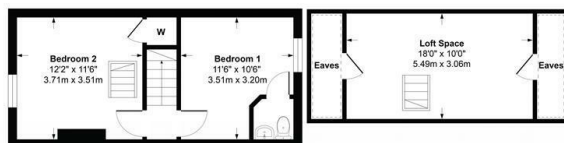
areas, a selection of mature flowerbeds and borders enjoying a selection of plants and shrubs, outside lighting, outside tap. Attached garden store, ideal for storing recycling containers, timber garden shed and timber log store. Steps rise to a timber gate giving access to a

DRIVEWAY PARKING AREA at the rear accessed via Priestlands Lane. This property has driveway parking for one car.





Greenhill, Sherborne, Dorset, DT9



First Floor
Approximate Floor Area
295 sq.ft
(27.54 sq.m)

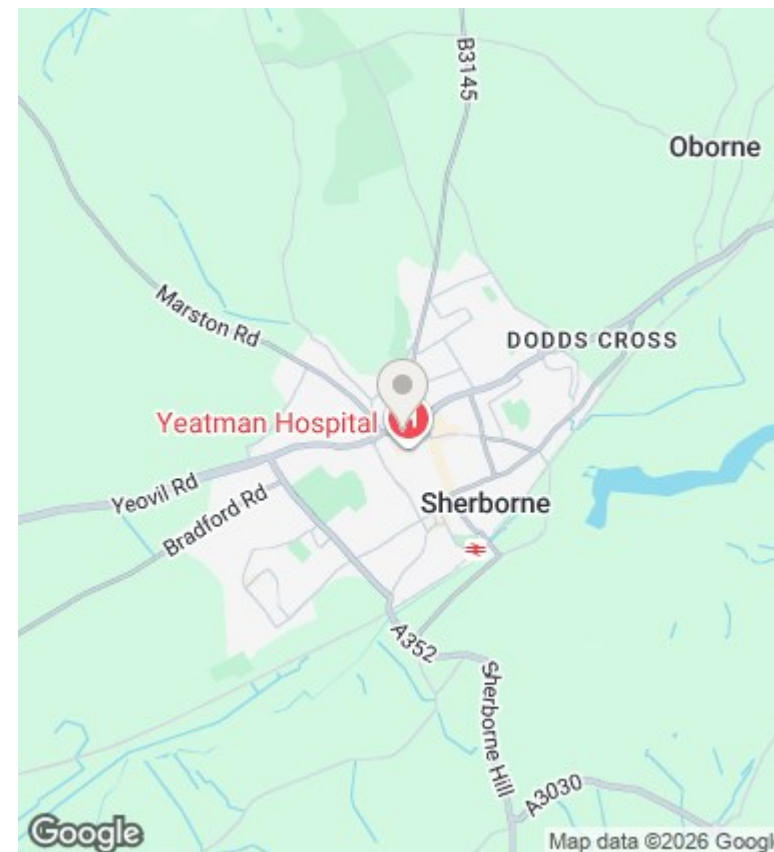
Second Floor
Approximate Floor Area
182 sq.ft
(16.91 sq.m)



Ground Floor
Approximate Floor Area
361 sq.ft
(33.55 sq.m)

Approximate Gross Internal Floor Area 838 sq. ft / 78 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

B