

Rolfe East



Hunts Mead, Sherborne, DT9 6AL

Offers In Excess Of £399,950

- MATURE DETACHED BUNGALOW IN EXCELLENT RESIDENTIAL ADDRESS.
- DRIVEWAY PARKING FOR ONE TO TWO CARS LEADING TO SINGLE GARAGE.
- EXTENDED WITH CONSERVATORY (1133 SQUARE FEET).
- GENEROUS LEVEL PLOT WITH LARGE REAR GARDEN OFFERING GOOD PRIVACY.
- GOOD FLOW OF NATURAL LIGHT VIA LARGE WINDOWS AND SOUTHERLY ASPECT.
- DOUBLE GLAZING AND MAINS GAS FIRED RADIATOR CENTRAL HEATING.
- THREE DOUBLE BEDROOMS.
- SHORT WALK TO NEARBY CONVENIENCE STORES.
- SHORT WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.
- NO FURTHER CHAIN.

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8 Hunts Mead, Sherborne DT9 6AL

NO FURTHER CHAIN. '8 Hunts Mead' is a simply lovely, mature, detached bungalow situated in a highly sought-after residential address, a short walk to the historic town centre of Sherborne and the mainline railway station to London Waterloo. There is a private driveway providing off road parking for one to two cars at the front (with potential for more by converting the front garden to extended driveway – subject to planning permission), leading to a detached single garage. The property occupies a generous, level plot with a large, level, enclosed, private rear garden offering a good degree of privacy and a sunny aspect. The bungalow has been extended at the rear with the addition of a conservatory. The property is enhanced by mains gas fired radiator central heating and also benefits from double glazing. The property is presented in excellent decorative order throughout. The well-arranged accommodation boasts superb levels of natural light from dual aspects, large feature windows and a sunny southerly aspect at the front. It comprises entrance reception hall, sitting room / dining room, kitchen, inner hall, ground floor WC / cloakroom, three generous double bedrooms and a family bathroom. The property offers potential for an extension at the rear, subject to the necessary planning permission. There are great walks from nearby the front door as well as a short walk to nearby convenience stores and the picturesque, historic town of Sherborne with its 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 walk to the mainline railway station to 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.



Council Tax Band: D



uPVC double glazed door leads to

ENTRANCE RECEPTION HALL: 6'11 maximum x 5'10 maximum. A useful greeting area. Large uPVC double glazed window to the side. Radiator, telephone point. Doors lead off to further rooms.

SITTING ROOM / DINING ROOM: 21'4 maximum x 13'11 maximum. A generous main reception room enjoying a light dual aspect with large feature uPVC double glazed windows to the front and side. The front boasts a sunny south-easterly aspect and views to countryside beyond neighbouring properties. Two radiators, period style fire surround with gas fire, marble hearth, TV aerial attachment, internal window to the entrance hall.

KITCHEN: 11'1 maximum x 8'10 maximum. A range of fitted panelled kitchen units comprising laminated work surface, tiled surrounds, inset one-and-a-half sink bowl and drainer unit, mixer tap over, inset mains gas hob with electric oven under, a range of drawers and cupboards under, space and plumbing for washing machine and tumble dryer. A range of matching wall mounted cupboards, wall mounted cooker hood extractor fan, recess provides space for upright fridge freezer, wall mounted display cabinets, serving hatch to dining area, radiator, uPVC double glazed window to the front enjoying a sunny southerly aspect. Door leads to shelved larder cupboard.

Door from the entrance hall leads to

CLOAKROOM / WC: 5'11 maximum x 3' maximum. Fitted low level WC, wall mounted wash basin, tiled splashback, uPVC double glazed window to the side.

Glazed door from the sitting room / dining room leads to the

INNER HALL: 8'5 maximum x 9'5 maximum. Radiator, ceiling hatch to loft storage space with fitted loft ladder. Double doors lead to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelves. Doors lead off the inner hall to further rooms.

BEDROOM ONE: 13'3 maximum x 10'5 maximum. A generous double bedroom, uPVC double glazed window to the rear overlooks the rear garden. Radiator, double doors lead to fitted wardrobe.

BEDROOM TWO: 11'9 maximum x 10'4 maximum. A second generous double bedroom, uPVC double glazed window to the rear overlooks the rear garden. Timber effect laminate flooring. Radiator, door leads to fitted wardrobe.

BEDROOM THREE: 9'5 maximum x 7'11 maximum. A generous third bedroom. Door leads to fitted wardrobe. uPVC double glazed sliding patio doors lead to

CONSERVATORY: 6'5 maximum x 9'7 maximum. uPVC double glazed construction and overlooking the rear garden. Tiled floor, power point.

FAMILY BATHROOM: 7' maximum x 5'11 maximum. A modern white suite comprising low level WC, pedestal wash basin, panel bath with glazed shower screen over, wall mounted electric shower over, tiling to splash prone areas, uPVC double glazed window to the side, inset feature ceiling lighting, radiator, extractor fan, heated towel rail.

OUTSIDE: At the front of the property is a portion of lawned garden giving a good depth from the pavement and enjoying a sunny

southerly aspect.

A dropped kerb gives vehicle access to a private driveway providing off-road parking for one to two cars with potential for more, subject to the necessary planning permission. Driveway leads to

SINGLE GARAGE: 19' in depth x 9'4 in width. Up-and-over garage door, light and power connected, window to the rear, personal door to the side.

A pathway leads to the side of the property to a large undercover storm porch with electric light, concrete patio seating area and area to store recycling containers and wheelie bins. Outside tap.

Pathway leads to the side of the property leading to the

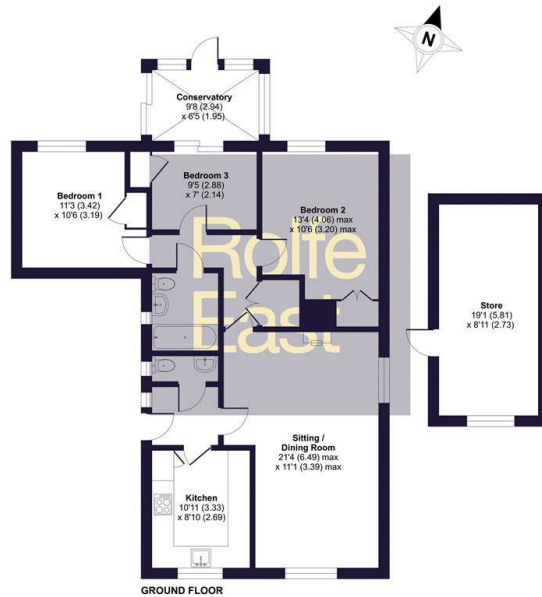
MAIN REAR GARDEN: 55' maximum in depth x 44' maximum in width. This generous rear garden is level and particularly well presented, enjoying a good degree of privacy and enclosed by timber panel fencing. There is a paved patio seating area, a variety of well-stocked flowerbeds and borders, enjoying some mature trees, plants and shrubs. Paved patio seating area with outside light, timber garden shed, storage area at the side of the property with rainwater harvesting butt.





Hunts Mead, Sherborne, DT9

Approximate Area = 962 sq ft / 89.3 sq m
Outbuilding = 171 sq ft / 15.8 sq m
Total = 1133 sq ft / 105.1 sq m
For identification only - Not to scale



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Rolfe East Sherborne Ltd. REF: 1520897



Directions

Viewings

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

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		
England & Wales		