Rolfe East







Closworth Road, Closworth, BA22 9RN

Guide Price £650,000

- SITUATED IN A LARGE, LEVEL PLOT EXTENDING TO A THIRD OF AN ACRE APPROXIMATELY.
- LPG-FIRED UNDERFLOOR HEATING AND DOUBLE GLAZING.
- PROPERTY HAS BEEN THE SUBJECT OF CONTEMPORARY RE-DESIGN.
- COUNTRYSIDE WALKS FROM THE FRONT DOOR.
- BREATH-TAKING COUNTRYSIDE VIEWS.
- PLANNING PERMISSION PASSED FOR SIGNIFICANT LOFT CONVERSION.
- EXCELLENT FLOW OF NATUAL LIGHT VIA LARGE WINDOWS AND DUAL ASPECTS.
- PRIVATE GATED DRIVEWAY PARKING FOR 12+ CARS AND ATTACHED GARAGE.
- CAST IRON LOG BURNING STOVE.
- STYLISH VERSATILE SOCIABLE OPEN-PLAN LIVING SPACE (2020 square feet).

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Purdue Place Closworth Road, Closworth BA22 9RN

EXTENSIVE COUNTRYSIDE VIEWS! A simply fantastic, detached, single storey residence situated in a wonderful, semi-rural setting in a generous level plot and gardens extending to a third of an acre (0.33 acres approximately). The rear garden boasts extensive countryside views. There is a huge, private driveway approach providing extensive, gated parking for twelve cars or more leading to an attached garage. The property has current planning permission passed to convert the large loft void into further accommodation, creating a substantial five bedroom, five bathroom property. The property has been the subject of full, tasteful re-design and extension by the current owners offering contemporary open-plan living space and an excellent flow of natural light. It is heated by wet under floor heating powered by an LPG-fired central heating system, log burning stove and also benefitting from double glazing. The deceptively spacious, well-arranged accommodation extends to 2020 square feet and enjoys excellent levels of natural light from large windows, duals aspects and a sunny southerly aspect at the front. It comprises porch, entrance reception hall, wow-factor open plan area with sitting room, kitchen / breakfast room, dining room, garden room, side lobby and large utility room. An inner halls leads to a large master double bedroom with en-suite shower room, two further generous double bedrooms and family bathroom. The property enjoys far-reaching countryside views from many of the rooms. There are countryside walks from the front door – ideal as you do not need to put the children or the dogs in the car! It is a short drive to the towns of Yeovil and Dorchester plus the historic town centre of Sherborne 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 the mainline railway station to London Waterloo.

3 2 3 E

Council Tax Band: E





Oak double glazed front door leads to entrance porch, window to the front, limestone floor and skirting boards. Oak glazed double doors lead to

ENTRANCE RECEPTION HALL: 19'7 maximum x 17'10 maximum. A generous greeting area providing a warm heart to the home. Limestone floor and skirting boards, telephone point, inset ceiling lighting. Oak door leads to fitted linen cupboard with slatted shelves. Ceiling hatch and ladder leads to large loft space. Oak doors lead off the entrance reception hall to the main rooms.

OPEN-PLAN LIVING AREA: 23'5 maximum x 28'2 maximum. A superb, sociable open-plan living space split into three main areas. Sitting room area - enjoying a light dual aspect. Stone feature fireplace and surrounds with cast iron log burning stove, tiled hearth. Limestone floors and skirting boards. Inset ceiling lighting. Dining room area - enjoying a light dual aspect with uPVC double glazed windows to the front and side. Limestone floor and skirting boards. Kitchen breakfast room area - a stunning range of extensive contemporary kitchen units comprising Mirostone work surface and surrounds, inset one-and-a-half sink bowl with mixer tap over, large inset Neff induction electric hob, a range of drawers, pan drawers and cupboards under, integrated Neff dishwasher, integrated fridge and freezer, two eye-level Neff electric ovens with warming drawers, a range of matching wall-mounted cupboards, wall-mounted cooker hood extractor fan, inset ceiling lighting, limestone floors, large uPVC double glazed window to the rear overlooks the rear garden enjoying extensive countryside views.

Double glazed double French doors open from the sitting room area to the

GARDEN ROOM: 9'10 maximum x 17'10 maximum. Glazed door leads back to the entrance hall. uPVC double glazed sliding patio door opens to the rear of the property. uPVC double glazed windows to the rear and sides. This room enjoys extensive countryside views. Light and power connected.

Glazed oak door leads from the kitchen area to

SIDE LOBBY / BOOT ROOM: 17'9 maximum x 3' maximum. Limestone floors. glazed doors to the front and rear. Light and power connected. Entrance from the side lobby / boot room leads to

UTILITY ROOM: 17'4 maximum x 7'9 maximum. A range of fitted units comprising Mirostone work surface and surrounds. Inset sink bowl with mixer tap over. uPVC double glazed window to the rear overlooks the rear garden. a range of fitted cupboards and drawers, integrated Neff dishwasher, fitted upright cupboards, recess provides space for American-style fridge freezer, space and plumbing for two washing machines and two tumble dryers.

MASTER BEDROOM: 14'8 maximum x 11'11 maximum. A generous double bedroom. large uPVC double glazed window to the rear overlooks the rear garden and enjoys extensive countryside views. Radiator, moulded skirting boards and architraves, wall mouldings, fitted wardrobe space. Oak panel door leads to

EN-SUITE SHOWER ROOM: 8' maximum x 4' maximum. A modern white suite comprising low level WC, ceramic wash basin on stone work surface, mixer tap over, walk-in glazed shower cubicle with wall mounted mains shower over, tiled surrounds, extractor fan, illuminated demister mirror with shaver point, heated towel rail, uPVC double glazed window to the rear.

BEDROOM TWO: 14'8 maximum x 11'11 maximum. A generous second double bedroom. Large uPVC double glazed window to the front. Radiator, exposed pine floorboards. Doors lead to extensive fitted wardrobes and cupboards.

BEDROOM THREE: 11'10 maximum x 8'5 maximum. uPVC double glazed window to the front, radiator, exposed pine floorboards. Second oak door leads back to the entrance reception hall.

FAMILY BATHROOM: 8'11 maximum x 8'4 maximum. A modern white suite comprising low level WC, ceramic wash basin on stone washstand, freestanding bath with mains shower tap arrangement over. uPVC double glazed window to the rear enjoying extensive countryside views. Walk-in tiled shower cubicle with wall-mounted mains shower over. Tiled walls and floor, heated towel rail, extract fan, illuminated demister mirror with shaver point.

Fitted timber loft ladder and ceiling hatch rises from the entrance hall and gives access to

LARGE LOFT VOID: 57' maximum x 24' maximum. Loft void has light and power connected. It houses a sealed hot water system and tank plus LPG-fired boiler.

PLEASE NOTE: There is currently planning permission passed to convert this loft void to four bedrooms, two with en-suite bathrooms and a family bathroom.

OUTSIDE: This fantastic property stands in a generous level plot and gardens extending to a third of an acre approximately. Double timber gates give vehicular access to a large sweeping driveway approach at the front of the property, providing off-road parking for 12 cars or more. Outside lighting. A variety of well stocked flower beds and borders. Fenced area houses LPG tank. Driveway leads to

ATTACHED GARAGE: 18'5 in depth x 12'10 maximum in width. Timber doors, tiled floor. Excellent ceiling heights. Double doors lead to the rear garden. Stainless steel sink, work surface and fitted cupboards. Light and power connected. Extensive fitted cupboards. Fitted loft ladder gives access to

LOFT ROOM: 11'9 maximum x 18' maximum. Light and power connected.

Side pathway from the driveway area gives access to the

MAIN REAR GARDEN: 60' in depth maximum x 94' maximum in width. This level rear garden is laid mainly to lawn and boasts a large stone paved patio seating area. It backs onto fields and enjoys extensive countryside views. The rear garden is enclosed by timber panel fencing and boasts a variety of well-stocked flowers and borders enjoying a selection of mature plants, trees and shrubs. outside lighting, outside tap, outside power point.









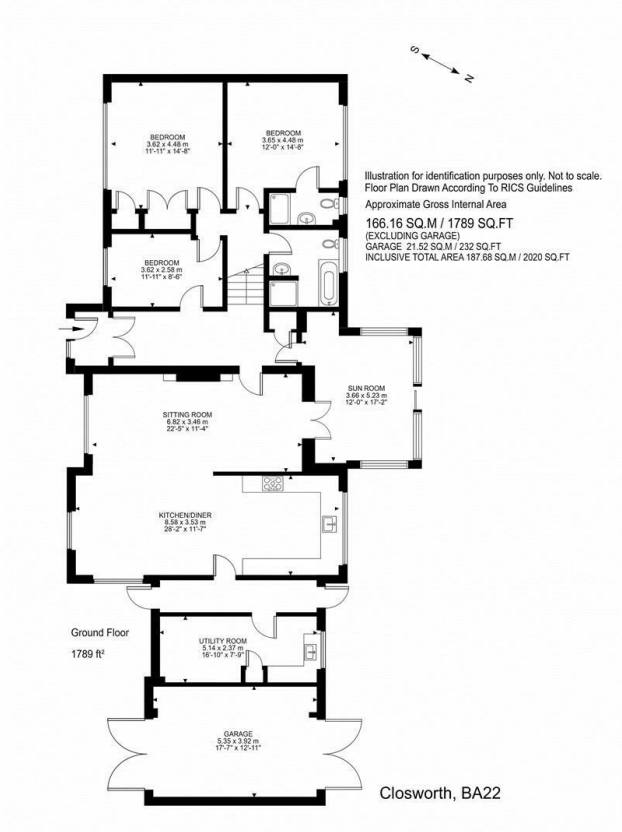


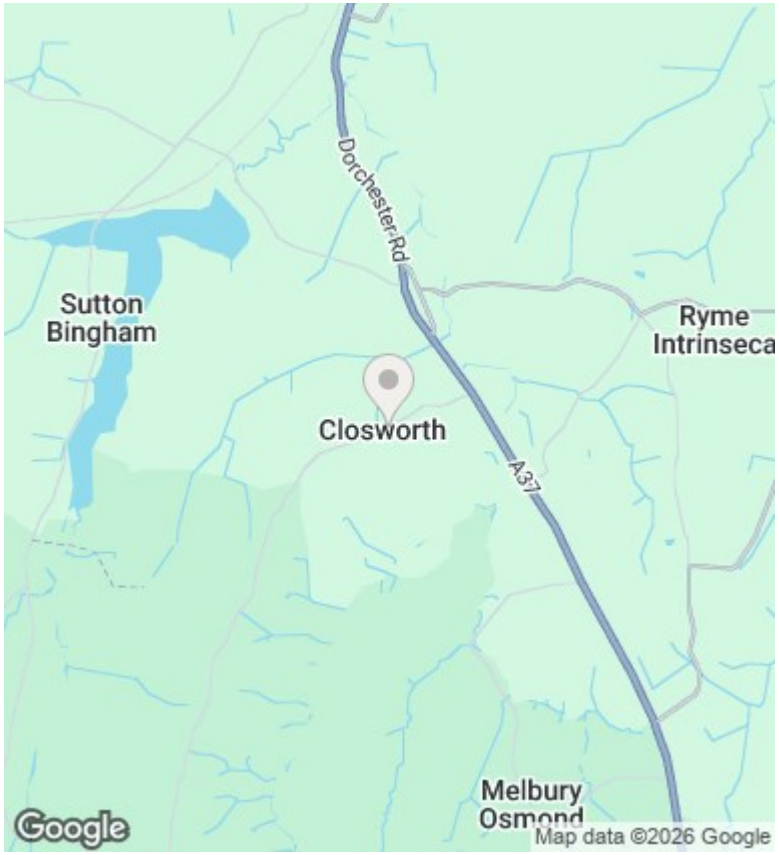












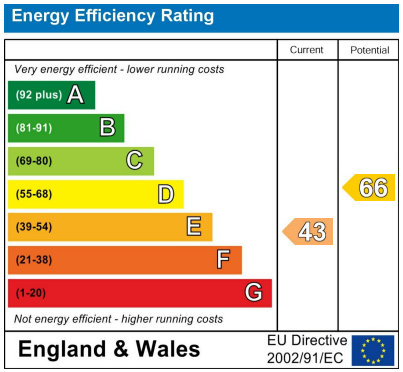
Directions

Viewings

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

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