

Rolfe East



Kearvell Place, Sherborne, DT9 4FQ

Guide Price £239,950

- EXTENDED MODERN END OF TERRACE HOUSE WITH ADDED GARDEN ROOM.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND DOUBLE GLAZING.
- SHORT WALK TO TOWN CENTRE AND NEARBY COUNTRYSIDE.
- NO FURTHER CHAIN.
- PRIVATE DRIVEWAY PARKING FOR TWO CARS.
- EXCELLENT EPC RATING - BAND B!
- SHORT WALK TO MAINLINE RAILWAY STATION TO LONDON WATERLOO.
- LEVEL ENCLOSED GENEROUS REAR GARDEN BOASTING SUNNY SOUTH-WESTERLY ASPECT.
- GROUND FLOOR WC / CLOAKROOM.
- POPULAR RESIDENTIAL AREA.

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

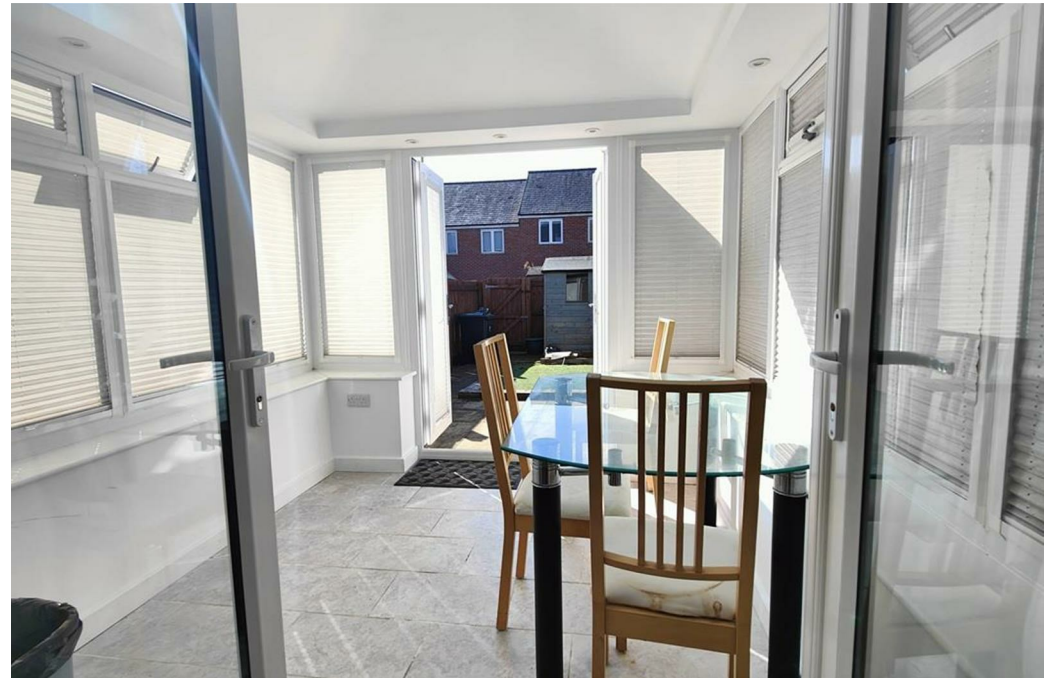
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20 Kearvell Place, Sherborne DT9 4FQ

NO FURTHER CHAIN. WITH EXTENSION - GARDEN ROOM! '20 Kearvell Place' is a modern, end of terrace, extended house situated in a very popular residential address on the western fringe of Sherborne, a short walk to the town centre and mainline railway station to London Waterloo. The property boasts a level, enclosed rear garden enjoying a sunny south-westerly aspect. It benefits from driveway / allocated parking for two cars at the side. The property is enhanced by a mains gas-fired radiator central heating system and double glazing. The well-arranged, extended accommodation boasts excellent levels of natural light and comprises entrance reception hall, sitting room, kitchen / dining room, garden room and a ground floor WC / cloakroom. On the first floor, there is a landing area, two generous double bedrooms and a family shower room (formerly incorporating a bath). There are superb countryside dog walks from nearby the front door. It is also a short walk to 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. This lovely property is perfect for those aspiring families or couples looking to settle in their ultimate Sherborne home, cash buyers from the South East and London possible linked with the excellent local private schools and indulging in the 'race for space', the pied-a-terre market, rental market and much more. NO FURTHER CHAIN.



Council Tax Band: C



Double glazed front door to entrance hall. Staircase rises to first floor, radiator, telephone point, timber effect flooring. Panel door to

CLOAKROOM / GROUND FLOOR WC: 4'8 maximum x 3'2 maximum. Low level WC, wall mounted wash basin, radiator, timber effect flooring, double glazed window to the front.

Panel door from the entrance reception hall leads to the

SITTING ROOM: 15'2 maximum x 9'3 maximum. A well-presented main reception room, double glazed window to the front, TV point, radiator. Door leads to understairs cupboard space. Panel door leads from the sitting room to the

KITCHEN / DINING ROOM: 12'8 maximum x 9'1 maximum. A range of panelled kitchen units comprising laminated worksurface and surrounds, inset stainless steel one and a half sink bowl and drainer unit with mixer tap over, inset stainless steel gas hob and electric oven under, a range of drawers and cupboards under, integrated dishwasher, integrated fridge and freezer, a range of matching wall mounted cupboards with under unit lighting, wall mounted stainless steel cooker hood extractor fan, glass splashback, wall mounted cupboard houses mains gas fired combination boiler, breakfast bar, radiator, ceramic floor tiles, double glazed window to the rear. uPVC double glazed double doors lead from the kitchen breakfast room to the

GARDEN ROOM / RECEPTION ROOM TWO: 10' maximum x 7'8 maximum. uPVC double glazed windows to both sides and the rear, overlook the rear garden, two double glazed Velux ceiling windows, ceramic floor tiles, light and power connected, double glazed double French doors open onto the rear garden enjoying a sunny south westerly aspect.

Staircase rises from the entrance hall to the first-floor landing, ceiling hatch to loft space. Panel doors lead off the landing to the first-floor rooms.

BEDROOM ONE: 12'7 maximum x 8'3 maximum. A double bedroom, double glazed window to the rear enjoys a sunny south westerly aspect and views across the rear garden, radiator, TV point.

BEDROOM TWO: 12'7 maximum x 8'6 maximum. A second double bedroom, two double glazed windows to the front, radiator. Panel door leads to fitted wardrobe cupboard space.

FIRST FLOOR FAMILY SHOWER ROOM: 5'9 maximum x 6'3 maximum. A modern white suite comprising low level WC, pedestal wash basin, tiled splashback, glazed shower cubicle with wall mounted mains shower over, tiled surrounds, timber effect flooring, extractor fan, chrome heated towel rail.

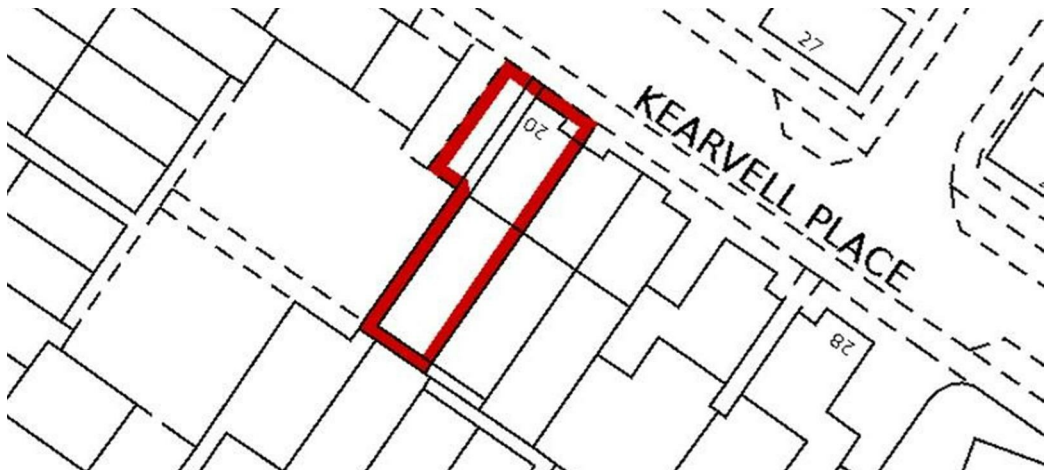
OUTSIDE

At the front of the property is a small portion of front garden laid to stone chippings ideal for storing recycling containers and wheelie bins. Paved pathway to front door with outside light, shared side pathway. Timber gate gives access to the main rear garden.

REAR GARDEN: 38'2 in length maximum x 14'4 maximum in width. This level rear garden is arranged for low maintenance purposes and laid to astroturf, paved patio seating area, outside tap, timber garden shed. It is enclosed by timber panel fencing and boast a sunny south westerly aspect.

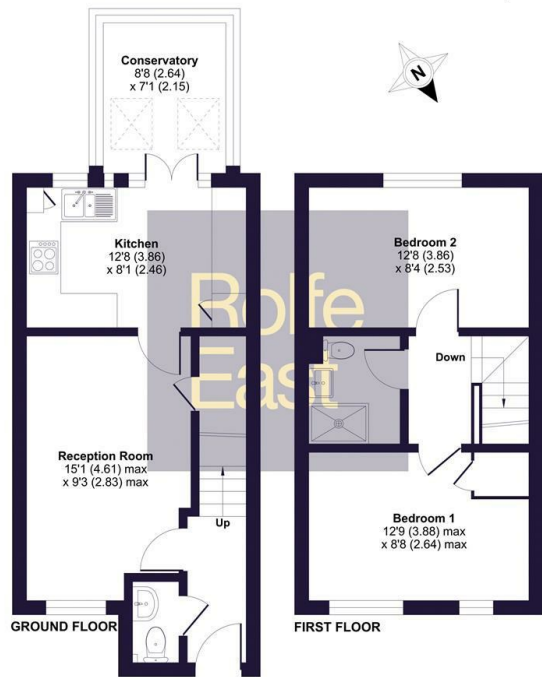
THERE IS DRIVEWAY PARKING FOR TWO CARS AT THE SIDE OF THE PROPERTY.





Kearvell Place, Sherborne, DT9

Approximate Area = 692 sq ft / 64.2 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). © Rolf East 2025. Produced for Rolf East Sherborne Ltd. REF: 1281733



Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC