

Rolfe East



Coombe, Sherborne, DT9 4AU

Prices From £195,000

- A UNIQUE DEVELOPMENT OF EIGHT NEWLY CONVERTED LUXURY APARTMENTS.
- SOUTH WEST FACING COMMUNAL GARDEN AREA WITH PATIO AND SEATING.
- FABULOUS RESIDENTIAL ADDRESS WITH COUNTRYSIDE WALKS FROM THE DOOR.
- SHORT WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.
- A SELECTION OF ONE AND TWO BEDROOM APARTMENTS ON GROUND AND FIRST FLOOR.
- FLATS COME WITH CHARACTER FEATURES AND EXCELLENT CEILING HEIGHTS.
- ELECTRIC HEATING AND BESPOKE DOUBLE GLAZING.
- ALLOCATED PARKING SPACES WITH EV CHARGING POINTS.
- CREATED OUT OF AN ATTRACTIVE PERIOD FORMER CHAPEL BUILDING.
- TASTEFUL CONTEMPORARY KITCHENS AND BATHROOMS OFFERING AN ECLECTIC BLEND.

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

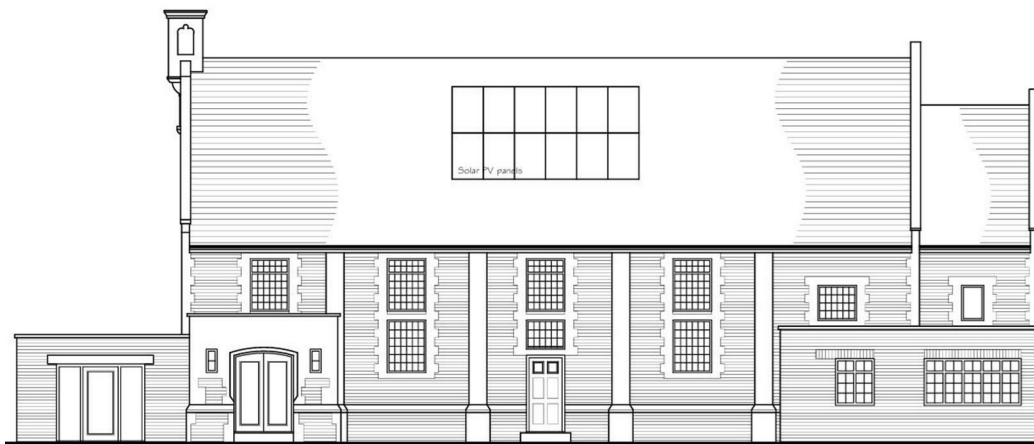
sherborne@rolfe-east.com
<https://www.rolfe-east.com/>

Coombe Chapel Coombe, Sherborne DT9 4AU

AVAILABLE TO RESERVE NOW! Prices range from £195,000 to £275,000 and have long leases and the option to own a share of the freehold. 'Coombe Chapel' is a unique selection of eight newly converted, individual one and two bedroom apartments created out of an attractive former chapel building in the coveted area of Coombe on the edge of Sherborne. Sizes range from 405 square feet to 840 square feet. Some flats have their own private entrances whereas others share a stylish, communal entrance hall. The location is simply sublime. Walk to the left of the building and you are into glorious Dorset countryside and the Sandford Orcas country lane and valley. If you walk to the right of the building you will arrive shortly in the historic town centre of Sherborne with it's boutique High Street, Market Square, breath-taking Abbey and the mainline railway station that links you directly to London Waterloo in just over two hours without having to change your seat. Buyers have the choice of ground floor or first floor flats. Each flat retains beautiful character features and blends these with contemporary open-plan living space enjoying excellent levels of natural light and high quality, tasteful modern fittings. Character features include excellent ceiling heights and period mouldings. Some of the first floor flats boast unique, domed ceilings. Each flat comes with one allocated parking space plus EV charging points. There is also a communal garden and sunny seating area for the residents. Dog walks and countryside jogs can be enjoyed from the front door, no cars needed. It is a short walk to the historic town centre of Sherborne. 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 walk to the mainline railway station making London Waterloo directly in just over two hours.



Council Tax Band:



Front (south west) Elevation

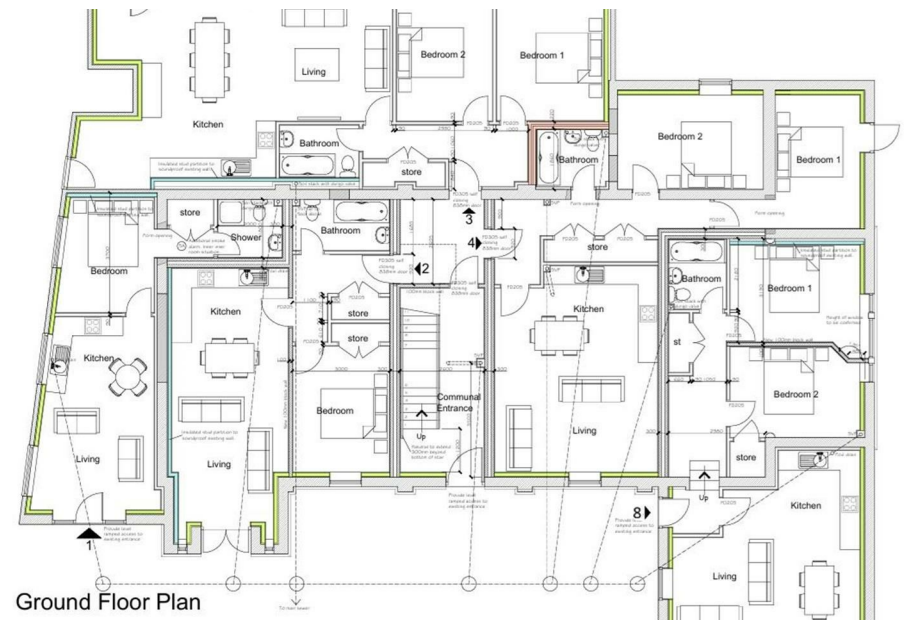


Side (north west) Elevation

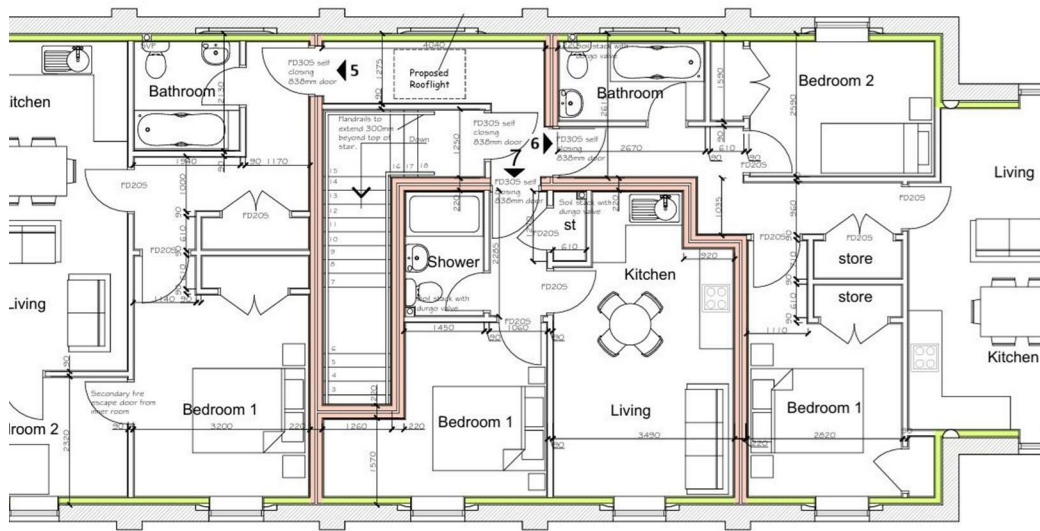
Sherborne has won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' - a top class, recently opened arts and conference centre plus superb restaurant.



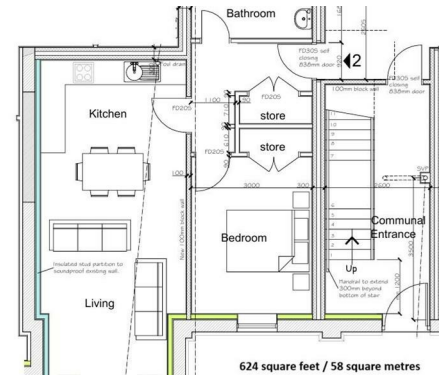
Side (south east) Elevation



Ground Floor Plan



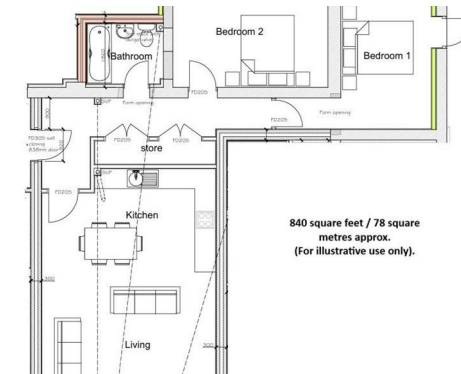
Floor Plan



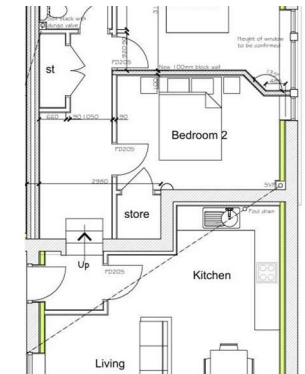
624 square feet / 58 square metres



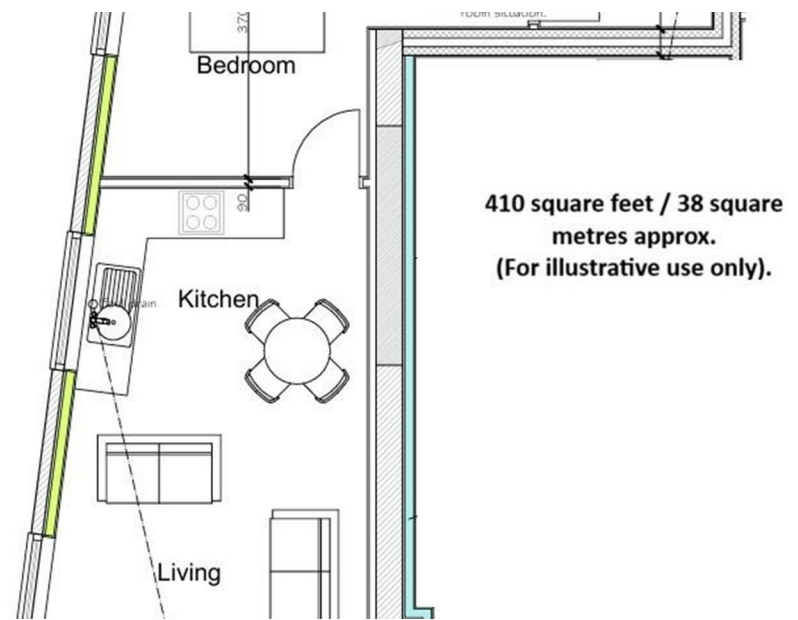
829 square feet / 77 square metres approx.
(For illustrative use only).



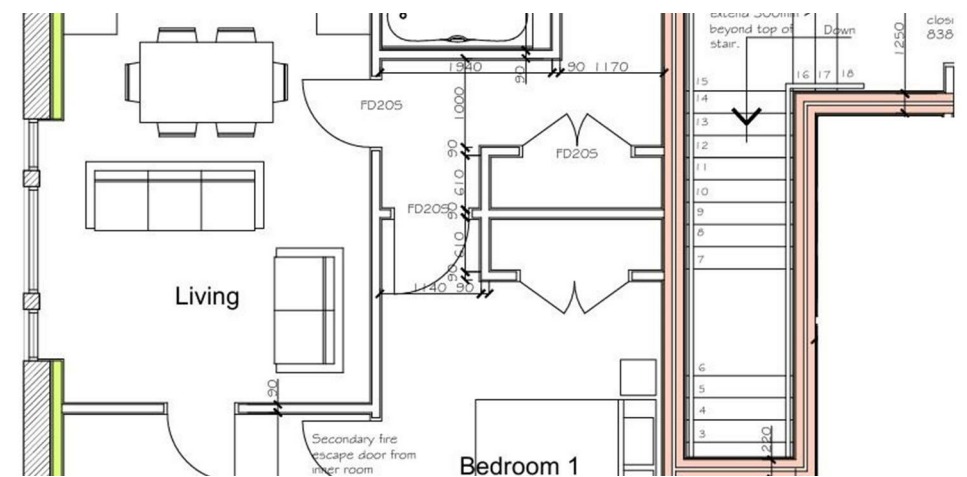
840 square feet / 78 square metres approx.
(For illustrative use only).



667 square feet / 62 square metres approx.
(For illustrative use only).



410 square feet / 38 square metres approx.
(For illustrative use only).



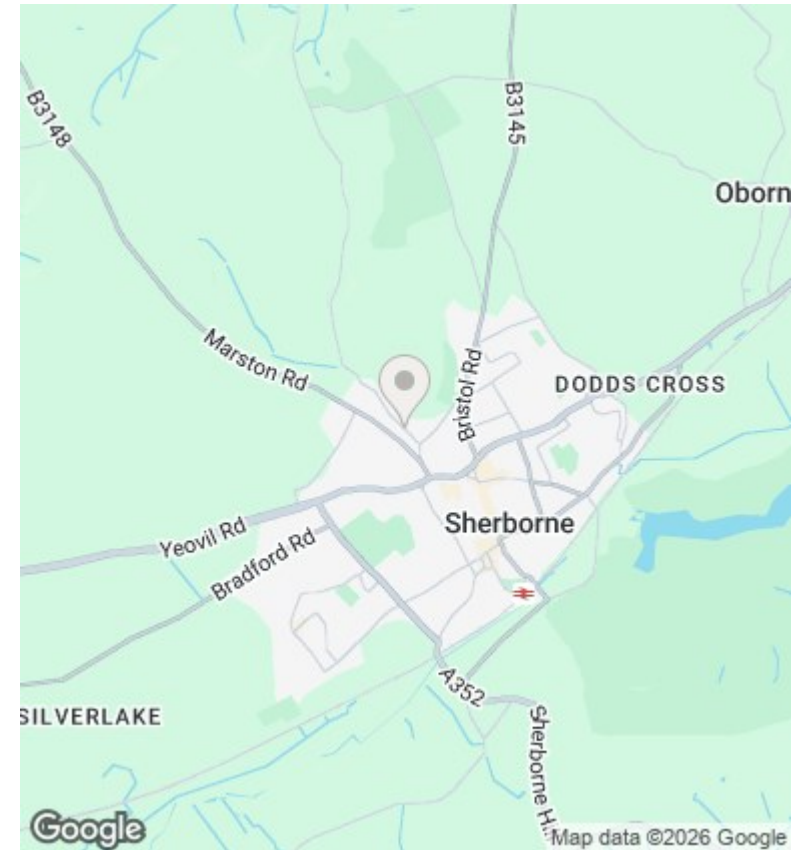
Bedroom 1

Directions

Viewings

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

Council Tax Band



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