Rolfe East

Penmore Road TWO HOUSES, Sandford Orcas, DT9 4GJ

Guide Price £1,100,000

- TWO DETACHED HOUSES IN LOVELY SEMI-RURAL AREA (4567 SQUARE FEET).
- DOUBLE GARAGE AND GATED PRIVATE DRIVEWAY PROVIDING PARKING FOR 12+ CARS.
- OIL FIRED UNDER FLOOR AND RADIATOR CENTRAL HEATING.
- SHORT DRIVE TO SHERBORNE CENTRE AND MAINLINE RAILWAY STATION TO LONDON.
- IMPRESSIVE LEVEL PLOT AND GARDENS EXTENDING TO JUST UNDER 1 ACRE (0.95 ACRES).
- HEATED OUTDOOR SWIMMING POOL.
- DOUBLE GLAZED WINDOWS, DOORS AND BI-FOLDING DOORS.
- FURTHER DETACHED TWO STOREY PROPERTY (ideal for annex or holiday subject to PP).
- HILL TOP POSITION BOASTING EXTENSIVE COUNTRYSIDE VIEWS TO GLASTONBURY TOR!
- HUGE STYLISH OPEN-PLAN KITCHEN FAMILY ROOM.

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Ridge View and Wagtails Penmore Road TWO HOUSES, Sandford Orcas DT9 4GJ

TWO PROPERTIES! ‘Ridge View’ and 'Wagtails'. One is a beautifully finished, deceptively spacious (4567 square feet), detached home located in an idyllic semi-rural position, standing in a level plot with gardens and two paddocks extending to approximately one acre (0.95 acres). The property boasts a glorious rural backdrop and takes in extensive countryside views all the way to Glastonbury Tor and beyond. If you want some countryside tranquillity then this is the place for you! The house is enhanced by a heated, outdoor swimming pool at the rear. There is another substantial, detached, two-bedroom property in the grounds, 'Wagtails' is a self-contained annex, currently run as an Air BNB but would lend itself well multi-generational living. Automatic gates open from the country lane and give vehicular access to an impressive driveway approach, providing off road parking for 12 cars or more leading to an attached double garage. The main house boasts stylish, contemporary open-plan living that enjoys an excellent flow of natural light from dual and triple aspects. The main house is heated by oil-fired under floor and radiator central heating. It also benefits from double glazing and bi-folding doors opening on to the west-facing rear garden. The flexible, well laid out, deceptively spacious accommodation comprises large entrance reception hall, generous sitting room with cast iron log burning stove, huge open-plan kitchen / family room with dining area, utility room, large ground floor wet room / WC servicing both the pool area and the ground floor. On the first floor, there is a large landing area, master double bedroom with doors leading to a private sun terrace taking in extensive countryside views, en-suite shower room, three further generous double bedrooms and a luxury family bathroom / WC. There are countryside walks from the front door of the property – ideal as you do not have to put the children or the dogs in the car! MUST BE VIEWED!

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Council Tax Band: F

This rare and unique home is set in a highly sought-after, semi-rural address, a short walk to the pretty village heart and the popular village pub. It is a short drive to the vibrant, 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 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.

Steps rise to large storm porch with outside lighting. Oak front doors with double glazed side lights leads to

ENTRANCE RECEPTION HALL: 17’7 maximum x 12’ maximum. A generous greeting area providing a heart to the home, oak staircase rises to the first floor, oak flooring, telephone point. Oak and glazed doors lead off the entrance reception hall to the main rooms.

SITTING ROOM: 27’8 maximum x 16’7 maximum. A huge main reception room enjoying a light dual aspect with uPVC double glazed window to the front boasting an easterly aspect and two uPVC double glazed windows to the side boasting a southerly aspect, feature fireplace recess with cast iron log burning stove, TV point. Second oak door leads to dining room area.

OPEN PLAN KITCHEN FAMILY ROOM: 41’5 maximum x 13’10 maximum. A simply fantastic open plan contemporary living space split into four zones.

Kitchen area: A range of contemporary kitchen units comprising oak worksurfaces, tiled surrounds, inset one and a half composite sink bowl and drainer unit with mixer tap over, separate handheld rinser, inset Neff induction five burner electric hob, a range of drawers, pan drawers and cupboards under, Bosch integrated dishwasher, two stainless steel Neff built in eyelevel electric ovens one with warming draw, built in Neff microwave, a range of matching wall mounted cupboards, glazed display cabinet, under unit lighting, wall mounted stainless steel cooker hood extractor fan, island unit with oak worksurface, pan drawers under, solid oak floors, inset ceiling lighting, under counter drinks cooler, recess provides space for American style fridge/freezer, breakfast bar area, fireplace recess houses oil fired Aga with stainless steel extractor fan over. This room enjoys a light triple aspect with uPVC double glazed windows to the front, side and rear. Oak integral door leads to attached double garage.

Second sitting room area: Double glazed bi-folding doors open onto the rear garden and pool area, oak floors. Large entrance leads to

Dining room area: 31’11 maximum x 15’11 maximum. A huge dining area able to accommodate large dining room table, double glazed sliding patio doors lead to the rear garden and pool area, oak floors. Door from dining room area leads back to the sitting room.

Oak doors from the dining room area, kitchen area and the entrance hall lead to

UTILITY ROOM: 15’2 maximum x 11’6 maximum. An extensive range of contemporary Shaker style kitchen units comprising laminated worksurface, inset stainless steel one and a half sink bowl and drainer unit with mixer tap over, tiled surrounds, space and plumbing for washing machine, a range of matching wall mounted cupboards, oak flooring. Oak door leads to cupboard housing Joule pressurised sealed hot water cylinder and immersion heater, underfloor heating controls. Further door leads to walk in storage cupboard.

Oak door from the dining room area leads to

CHANGING ROOM / GROUND FLOOR WET ROOM: 11’4 maximum x 13’3 maximum. uPVC double glazed window to the rear, uPVC double glazed door to the side, walk in double sized tiled shower cubicle with wall mounted mains shower over, floor drain, chrome heated towel rail, extractor fan, ceramic sink in worksurface, low level WC, travertine floors, illuminated wall mirror, water softener.

Oak staircase rises from the entrance reception hall to the

FIRST FLOOR LANDING: 11’6 maximum x 18’11 maximum. A large landing area, radiator. Oak doors lead off the landing to the first floor rooms.

MASTER BEDROOM: 23’ maximum x 14’2 maximum. A simply huge main double bedroom enjoying a light dual aspect with uPVC double glazed windows to the front and side, both enjoying countryside views, uPVC double glazed double French doors open to sun terrace, radiator. Doors lead to eaves storage cupboard space, TV point. Sliding door lead to fitted wardrobe cupboards. Door leads to

PRIVATE SUN TERRACE: With stylish glass balustrade and extensive countryside views.

Oak door from master bedroom leads to
EN-SUITE SHOWER ROOM: 9’5 maximum x 10’5 maximum. A modern white suite comprising low level WC, wash basin in worksurface with cupboards under, tiled surrounds, chrome heated towel rail, glazed corner shower cubicle with wall mounted mains shower over, tiled floor, uPVC double glazed window to the rear, illuminated wall mirror, door leads to fitted storage cupboard space.

BEDROOM TWO: 13’7 maximum x 16’1 maximum. A second generous double bedroom enjoying a light dual aspect with uPVC double glazed windows to the front and side, the front boasting extensive countryside views, radiator, doors lead to eaves storage cupboard space. Door leads to fitted wardrobe cupboards.

BEDROOM THREE: 15’7 maximum x 12’ maximum. Another generous double bedroom, uPVC double glazed window to the rear overlooks the rear garden and pool area, radiator.

BEDROOM FOUR: 16’ maximum x 10’10 maximum. A fourth generous double bedroom, uPVC double glazed window to the front boasting extensive countryside views, radiator.

FIRST FLOOR FAMILY BATHROOM: 12’9 maximum x 13’11 maximum. A luxury white suite comprising low level WC, large jacuzzi bath with shower tap arrangement, fitted sink with cupboards, tiled surrounds, large double sized shower cubicle with wall mounted mains shower over, chrome heated towel rail, radiator, ceramic floor tiles, sliding doors lead to shelved linen cupboard, two doors lead to two eaves storage cupboard space, illuminated wall mirror, uPVC double glazed window to the rear.

OUTSIDE:
This fabulous house stands in exquisite gardens, paddock land and a level plot extending to just under 1 acre (0.95 acres approximately). An automatic gate gives vehicular access to a private driveway approach providing off road parking for 13 cars or more. Outside lighting, rainwater harvesting butt, area to store recycling containers and wheelie bins. Driveway leads to

ATTACHED DOUBLE GARAGE: 18’4 in depth x 21’ in width. Automatic up and over garage doors, double glazed window and door to the side, double glazed window to the rear, light and power connected, oak integral door leads to the kitchen area, space for freezer.

There is a large portion of front garden giving a good depth from the road. The front garden is laid to lawn and boasts a variety of mature trees, plants and shrubs and is enclosed by natural stone walls and timber fencing. Large vegetable garden area with raised vegetable beds, fruit nets, outside tap, rain water harvesting butt, outside power point, timber garden shed, greenhouse, composter, a variety of fruit trees, concrete hardstanding with floor drain provides ideal area for vehicle washing.

The driveway continues to the side of the property, detached timber shed, outside lighting. Five bar gate gives vehicular access to the PADDOCK on the north side of the property. Timber gate gives access at the side of the property to the rear of the property.

The MAIN GARDEN is situated at the side and rear of the property boasting a sunny westerly aspect and is laid mainly to lawn and is enclosed by attractive natural stone walls and timber panel fencing. There is a stone built barbeque area and outhouse, timber pergola ideal for hot tub, stone paved patio area.

At the rear of the property there is an INSET SWIMMING POOL: 26’9 in Length x 13’10 in width with fitted slide. The pool is heated via an air sourced heat pump. Timber outbuilding houses pool filter and pump, outside lighting, outside tap, outside power point.

DETACHED TWO STOREY ANNEX called 'WAGTAILS'. Double glazed front door leads to

ENTRANCE HALL AREA: uPVC double glazed window to the front. Staircase rises to the first floor. Entrance to

KITCHEN AREA: 20’11 maximum x 9’11 maximum. A range of contemporary kitchen units with stone effect laminated worksurface, decorative tiled surrounds, inset one and a half sink bowl and drainer unit, mixer tap over, space for electric oven, a range of drawers and cupboards under, integrated dishwasher, a range of matching wall mounted cupboards, wall mounted cooker hood extractor fan, under unit lighting, engineered oak flooring, recess provides space for upright fridge/freezer, radiator, uPVC double glazed window to the rear, inset ceiling lighting. Oak door leads to utility cupboard providing space and plumbing for washing machine and tumble dryer. Further door leads to understairs storage cupboard space. Large entrance gives access to the main living room area providing a full through-measurement of 30’5 maximum.

OPEN PLAN SITTING ROOM / DINING ROOM: 20’3 maximum x 20’7 maximum. Enjoying a light dual aspect with two uPVC double glazed windows to the front, uPVC double glazed window to the rear, double glazed bi-folding doors open onto the rear garden boasting countryside views, engineered oak flooring, four radiators.

Oak door from the entrance hall area leads to

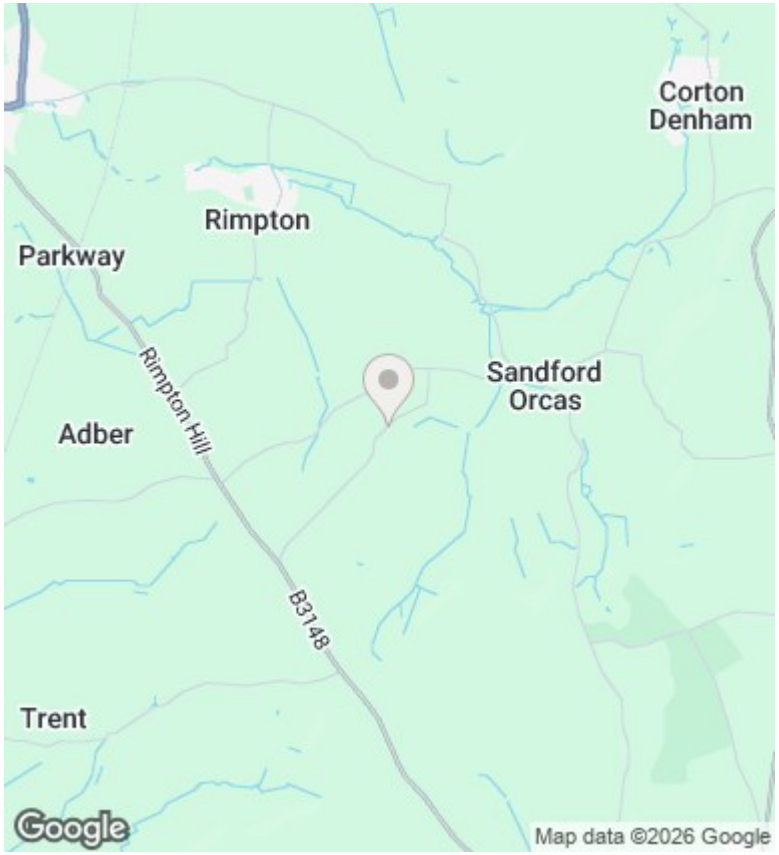
CLOAKROOM / WC: Fitted low level WC, fitted wash basin, extractor fan, chrome heated towel rail, engineered oak floor.

Staircase rises from the entrance hall area to the first floor. First floor landing, radiator, door leads to eves storage cupboard space. Oak doors lead off the landing to the first floor rooms.

BEDROOM ONE: 13’1 maximum x 15’3 maximum. A generous double bedroom enjoying a light dual aspect with double glazed window to the front, double glazed Velux ceiling window to the rear enjoying extensive countryside views, radiator, doors lead to eaves storage cupboard space.

BEDROOM TWO: 7’6 maximum x 14’1 maximum. A second double bedroom enjoying a light triple aspect with double glazed windows to the front, side and rear, rear enjoys extensive countryside views, radiator, doors lead to eaves storage cupboard space.

FAMILY SHOWER ROOM: 8’3 maximum x 6’3 maximum. Fitted low level WC, pedestal wash basin, tiled splashback, glazed shower cubicle with wall mounted mains shower over, extractor fan, double glazed window to the front, shaver point, illuminated mirror, chrome heated towel rail.



Directions

Viewings

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

Council Tax Band

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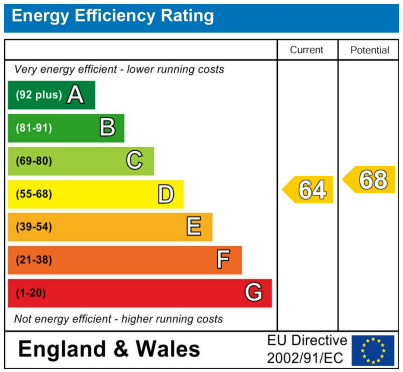

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