

# Rolfe East



## Greenhill, Sherborne, DT9 4EP

Guide Price £264,000

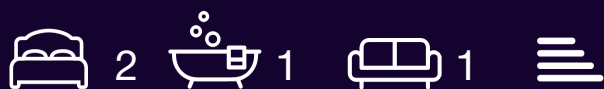
- SIMPLY STUNNING GROUND FLOOR APARTMENT WITH TWO DOUBLE BEDROOMS.
- PRETTY COMMUNAL GARDENS AT THE REAR.
- PRIVATE FRONT DOOR AND PRIVATE ENCLOSED SOUTH FACING FRONT GARDEN.
- EXCELLENT TOWN CENTRE LOCATION - SHORT WALK TO RAILWAY STATION TO LONDON.
- FORMING PART OF A HANDSOME PERIOD GRADE II LISTED BUILDING.
- ELEGANT IMPRESSIVE CEILING HEIGHTS.
- GAS FIRED RADIATOR CENTRAL HEATING AND LARGE MULTI-PANE SASH WINDOWS.
- DEDICATED PARKING.
- EXCELLENT FLOW OF NATURAL LIGHT FROM SUNNY SOUTH FACING ASPECT.
- WORKING PANELLED SHUTTERS AND PERIOD MOULDINGS.

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# Flat 1, Greenhill Court Greenhill, Sherborne DT9 4EP

A beautifully presented, ground floor apartment (866 square feet) forming part of a handsome period property in the historic centre of Sherborne town. The flat has a long lease of 980 years and has been finished to a tasteful, high standard throughout - making the most of its elegant ceiling heights, large multi pane sash windows, period mouldings and period character. It comes with the use of a large communal garden and seating area plus dedicated parking. The property boasts gas fired radiator central heating, modern kitchen and shower room. The accommodation comprises a private front door, entrance reception hall, sitting room/dining room, kitchen / breakfast room, two double bedrooms and a family shower room/WC. This flat is situated in one of the towns iconic period buildings in a sought-after address in the centre of this sought-after Dorset town. There are great country walks nearby at Purlieu Meadow, The Quarr Nature Reserve and the Sherborne Castles – ideal as you do not need to put the children or the dogs in the car. The historic town centre of Sherborne is on your doorstep 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 walk to the mainline railway station to London Waterloo. Sherborne has won the award for the best place to live in the South West by The Times 2024. The town boasts 'The Sherborne' – a top class, recently opened arts and conference centre plus restaurant. **MUST BE VIEWED!**



Council Tax Band: C



Wrought iron private gate and paved pathway, private panelled front door leads to

**ENTRANCE RECEPTION HALL:** 20'11 maximum x 8'1 maximum. A generous greeting area, elegant well lit hall with good ceiling height, period ceiling mouldings, moulded skirting boards and architraves, elegant floor, radiator, cupboard houses fuse box, coats hanging rail. Panel doors lead off the entrance reception halls to the main rooms.

**SITTING ROOM / DINING ROOM:** 16'8 maximum x 18' maximum into bay. An impressive main reception room enjoying elegant ceiling heights, large period multi pane sash window to the front enjoying a sunny south facing aspect, fitted working shutters, period ceiling cornice, stone period style fire surround and hearth with stove style electric fire, moulded skirting boards and architraves, two radiators, feature shelved alcove.

**KITCHEN BREAKFAST ROOM:** 11'8 maximum x 13'2 maximum. An extensive range of fitted kitchen units comprising laminated work surface, decorative tiled surrounds, inset stainless steel one and a half sink bowl and drainer unit with mixer tap over, space and point for electric or gas oven and range of drawers and cupboards under, integrated Bosch dishwasher, a range of matching wall mounted cupboards, matching cupboards house a gas-fired combi boiler, shelving, and a Bosch washing machine, concealed wall mounted cooker hood extractor fan, space for upright fridge, large feature multi pane sash window to the rear overlooks the communal garden, fitted shutters, glazed stable door to the rear, panel door leads to storage cupboard space, radiator.

**BEDROOM ONE:** 16'7 maximum x 12' maximum. A generous

double bedroom enjoying impressive ceiling heights, large feature sash window to the front enjoying a sunny southerly aspect, period ceiling cornice, moulded skirting boards and architraves, two radiators.

**BEDROOM TWO / OFFICE:** 10'7 maximum x 8'2 maximum. Multi pane window to the rear overlooks the rear communal garden, radiator, moulded skirting boards and architraves.

**FAMILY SHOWER ROOM:** 7'2 maximum x 6'4 maximum. A modern white suite comprising Duravit automatic toilet, wash basin over storage cupboards, tiled splashback, glazed shower cubicle with wall mounted mains shower over, tiling to splash prone areas, heated towel rail, multi pane double glazed window to the rear.

#### **OUTSIDE:**

At the front of the property there is a pretty, private paved courtyard garden measuring 13'11 in depth x 34' in width. It is laid to stone paving and enclosed by period wrought iron railings. This south facing patio garden is quite the sun trap and boasts a variety of flowerbeds and borders enjoying a selection of mature flowers, plants and shrubs. Steps and pathway leads to private front door.

At the rear of the property there is a large very pleasant communal garden boasting a variety of flowerbeds and borders and enjoying a good degree of privacy with communal seating area. This ground floor flat comes with the use of one parking space. The sellers have agreed with the Landlord for a parking space to be allocated and a deed of easement is being finalised.

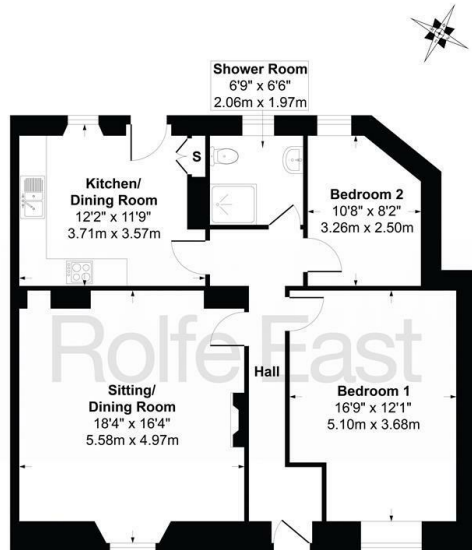
Please note: The property is landlord of a garage on an underlease. The Garage remains subleased for 980 years with the

exterior maintenance covered by the Management Company insurance (internal maintenance being the responsibility of the tenant). The legal right to park (agreed and undisputed by directors) is currently going through formalisation with solicitors working on behalf of the Management Company.



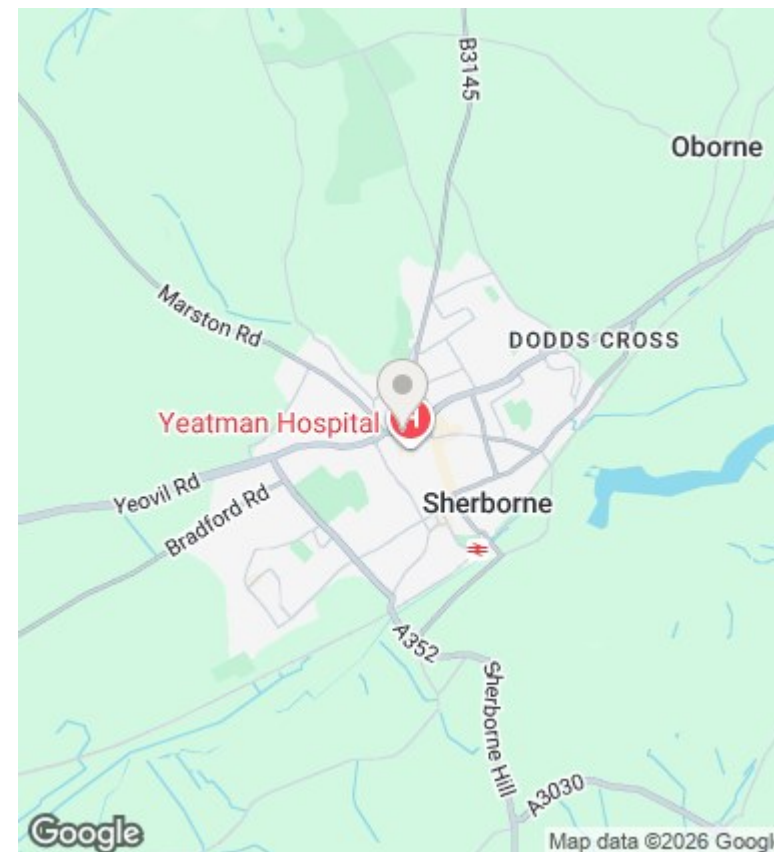


Greenhill Court, Greenhill, Sherborne, Dorset, DT9



Ground Floor  
Approximate Floor Area  
866 sq.ft  
(80.48 sq.m)

Approximate Gross Internal Floor Area 866 sq. ft / 80.48 sq. m  
© 2024 Rolfe East Sherborne. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. Whilst every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.



## Directions

## Viewings

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

## Council Tax Band

C