

# Rolfe East



## Canon Woods Close, Sherborne, DT9 6FD

Guide Price £550,000

- DETACHED 2-3 DOUBLE BEDROOM EXECUTIVE LUXURY HOME IN EXCLUSIVE ADDRESS.
- DECEPTIVELY SPACIOUS ACCOMMODATION EXTENDING TO 1605 SQUARE FEET.
- EXQUISITE 'HIGH END' FINISH WITH STYLISH KITCHEN, BATHROOMS AND FLOORING.
- SHORT WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.
- ATTACHED DOUBLE CARPORT.
- FLEXIBLE ACCOMMODATION WITH GROUND FLOOR DOUBLE BEDROOM / OFFICE.
- DESIGNED WITH EASE OF ACCESS AND MOBILITY IN MIND.
- LARGEST PRIVATE GARDEN ON THE DEVELOPMENT - 0.13 ACRES APPROXIMATELY.
- UPVC DOUBLE GLAZING AND UNDER FLOOR HEATING.
- FOR THOSE OVER THE AGE OF 55 YEARS WITH AMAZING ON-SITE AMENITIES AND BISTRO.

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# 8 Canon Woods Close, Sherborne DT9 6FD

LARGEST PLOT ON THE DEVELOPMENT! 100% OWNERSHIP! DOUBLE CARPORT! DETACHED! '8 Canon Woods Close' is a simply stunning, precedent-setting, modern, detached, double fronted house situated in a 'tucked away' very sought-after residential address in the exclusive Platinum Skies development on the edge of this popular Dorset town. This is a very rare opportunity to purchase 100% ownership and also yoke the benefits of the wider Platinum Skies amenities. The property stands in the largest plot on the development – with landscaped, lawned, level gardens and plot extending to 0.13 acres approximately – absolutely ideal for keen gardeners or dogs! The main garden enjoys an excellent degree of privacy and a sunny south-facing aspect. There is an attached double carport (17'10 x 13'5) with excellent height and able to accommodate the larger SUV's or some campervans. The property boasts excellent levels of natural light from a sunny south easterly aspect plus large windows, dual aspects and an open plan configuration. The house is heated by under floor central heating system and benefits from uPVC double glazing. The property has been very tastefully and stylishly finished with contemporary kitchen and bathrooms. The well-arranged, deceptively spacious accommodation is arranged over two floors and extends to 1605 square feet including double carport. It comprises entrance reception hall, large sitting room, generous open plan kitchen / dining room area, study / occasional ground floor bedroom three and ground floor WC / Cloakroom with space to convert to a shower room. On the first floor, there is a landing area, huge master double bedroom with en-suite shower room, further generous double bedroom two and a family bathroom. The house offers tremendous scope to add a conservatory or orangery at the rear, enclose the carport and add a ground floor shower room – subject to the necessary planning permission. This leasehold property is for those over the age of 55 years.



Council Tax Band: E



It comes with access and use of all the on-site amenities that Platinum Skies offers plus related lifestyle. These on-site amenities include bistro restaurant / coffee shop, on-site community manager, manicured gardens, residents lounge area, treatments room and electric car charging points.

The property has countryside and town centre walks not far from the front door – ideal as you do not need to put the children or the dogs in the car! It is a short walk to the stunning, historic town centre of Sherborne with its coveted boutique high street and bustling out and about culture, markets, cafes, Waitrose store, restaurants, world famous private schools, breath-taking abbey building and mainline railway station making London Waterloo in just over two hours. Sherborne has also recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' – an exclusive, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House.

Brick paved pathway to large timber storm porch with outside lighting. Double glazed front door leads to

**ENTRANCE RECEPTION HALL:** 14'9 maximum x 6'8 maximum. A generous greeting area providing a heart to the home, excellent ceiling heights, inset ceiling lighting, feature porcelain floor tiles, telephone point, underfloor heating. Staircase rises to the first floor, oak door leads to large under stairs storage cupboard space currently used as home office, light and power connected, internet connection. Oak glazed doors lead off the entrance reception hall to the main ground floor rooms.

**SITTING ROOM:** 17'8 maximum x 13'2 maximum. A beautifully proportioned main reception room, uPVC double glazed double French doors open onto the rear garden, feature porcelain floor tiles, TV point, telephone point, excellent ceiling heights, underfloor heating. Oak door leads to

**RECEPTION ROOM TWO / GROUND FLOOR BEDROOM THREE:** 10'11 maximum x 8'4 maximum. uPVC double glazed window to the side, porcelain feature floor tiles, underfloor heating.

**OPEN-PLAN KITCHEN DINING ROOM:** 26'10 maximum x 13' maximum. An impressive open-plan room enjoying a light triple aspect, excellent ceiling heights with inset ceiling

lighting, uPVC double glazed window to the front, uPVC double glazed window to the rear, uPVC double glazed double French doors lead to the garden, an extensive range of fitted kitchen units comprising stone worksurface and surrounds, inset stainless steel one and a half sink bowl and drainer unit with mixer tap over. Inset Neff induction electric hob, a range of drawers and cupboards under, integrated Bosch dishwasher and washing machine, integrated Neff fridge and freezer, built-in eye-level stainless steel Neff electric oven and grill with microwave above, a range of wall mounted cupboards with wall mounted concealed cooker hood extractor fan, under unit lighting, porcelain floor tiles, impressive island unit with stone worksurface and breakfast bar with fitted cupboards under, underfloor heating.

Oak door from the entrance reception hall leads to

**CLOAKROOM / WC:** 6'4 maximum x 5'10 maximum. A generous cloakroom, low level WC, wall mounted wash basin with mixer tap over, porcelain floor tiles, tiling to splash prone areas, large wall mirror, uPVC double glazed window to the front, inset feature ceiling lighting, extractor fan. This room is large enough to convert to a ground floor shower room if required (subject to the necessary permission).

Staircase rises from the entrance reception hall to the

**FIRST FLOOR LANDING:** 13'11 maximum x 4'9 maximum. Large feature stairwell uPVC double glazed window to the side, inset ceiling lighting, under floor heating. Oak door leads to large walk-in storage cupboard space with light and power connected, wall mounted gas fired boiler, fitted shelves. Oak doors lead off the landing to the first floor rooms.

**MASTER BEDROOM:** 18'8 maximum x 11'11 maximum. A simply huge main double bedroom, uPVC double glazed double French doors to glazed Juliet balcony enjoying views across the rear garden to countryside beyond neighbouring properties, uPVC double glazed window to the rear, fitted wardrobe cupboard space, inset ceiling lighting, under floor heating, TV point. Oak door leads to

**EN-SUITE SHOWER ROOM:** 9'1 maximum x 5'10 maximum. A modern white suite comprising low level WC, wash basin over storage drawers with mixer tap over, walk-in accessible double sized shower cubicle with glazed shower screen, wall mounted mains power shower with separate hand held unit, chrome heated towel rail, porcelain



wall and floor tiles, inset ceiling lighting, extractor fan, uPVC double glazed window to the front, shaver point.

**BEDROOM TWO:** 11'2 maximum x 13' maximum. A second generous double bedroom, uPVC double glazed window to the side, underfloor heating, ceiling hatch to loft space, TV point.

**FAMILY BATHROOM:** 8'3 maximum x 6'4 maximum. A modern white suite comprising low level fitted WC, wall mounted wash basin with mixer tap over, panel bath with mains shower tap arrangement over, shower rail, inset ceiling lighting, extractor fan, chrome heated towel rail, porcelain wall and floor tiles, uPVC double glazed window to the front.

#### OUTSIDE:

This unique property offers the largest plot in the development, boasting feature level gardens with a southerly aspect. Brick paved pathway leads to large undercover storm porch with outside lighting. A dropped curb gives vehicular access to an

**ATTACHED DOUBLE CARPORT:** 17'9 in depth x 17'10 in width. Sensor activated lights and power connected, area to store recycling containers and wheelie bins. uPVC double glazed personal door leads to the rear garden from the carport.

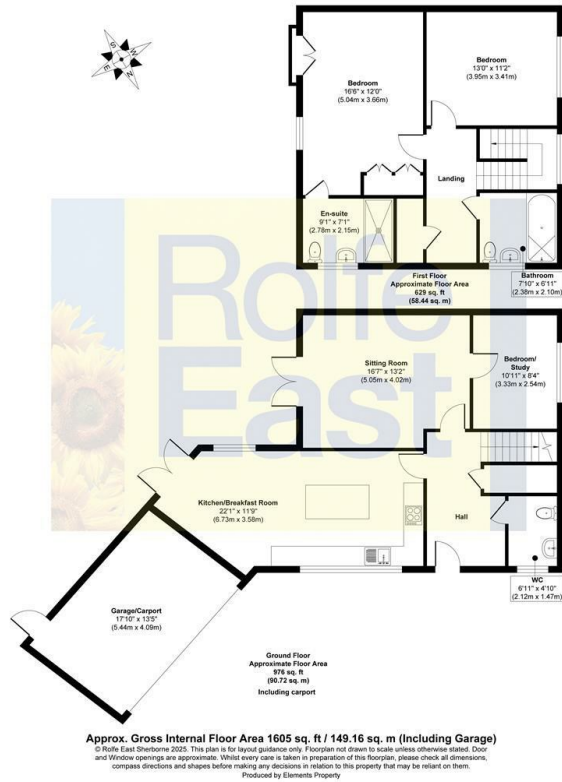
The **MAIN GARDEN** boasts maximum dimensions of 112' in width x 56' in depth maximum. It is particularly impressive and is situated at the side and rear of the property. This level plot extends to approximately 0.13 acres. The rear garden boasts a southerly aspect and an excellent degree of privacy enclosed by timber fencing and mature trees. There is a paved patio providing quite the sun trap, outside power point, outside tap. Paving continues to the rear and side of the property where there is a side gate giving access to the main garden and a personal door to the rear of the carport. There are a variety of shaped flowerbeds and borders enjoying a selection of mature plants and shrubs.







Canon Woods Close, Sherborne, DT9



Directions

Viewings

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

Council Tax Band

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(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	