

# Rolfe East



## South View, Bradford Abbas, DT9 6RS

Offers In The Region Of £425,000

- IMMACULATE DETACHED BUNGALOW ON LARGE LEVEL PLOT (1411 SQUARE FEET).
- PRIVATE LAWNED LEVEL MAIN GARDEN - PLOT EXTENDS TO 0.10 ACRES APPROX.
- GENEROUS SITTING ROOM ENJOYING A LIGHT TRIPLE ASPECT.
- SHORT WALK TO POPULAR PUB, PRIMARY SCHOOL AND PRETTY VILLAGE CENTRE.
- DRIVEWAY PARKING FOR 3 CARS LEADING TO ONE-AND-A-HALF SIZED GARAGE.
- MASTER DOUBLE BEDROOM WITH DRESSING ROOM AND EN-SUITE SHOWER ROOM.
- KITCHEN / DINING ROOM ENJOYS COUNTRYSIDE VIEWS.
- REAR ASPECT FACES SOUTH WESTERLY.
- FORMERLY FOUR BEDROOMS - NOW THREE DOUBLE BEDROOMS.
- OIL FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.

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## 2 South View, Bradford Abbas DT9 6RS

'2 South View' is a deceptively spacious (1411 square feet), mature, formerly four bedroom (now three bedroom) detached bungalow situated on the edge of the sought-after Dorset village of Bradford Abbas. The property stands in a generous, level corner plot extending to 0.10 acres approximately with gardens at the front, side and rear. The main side garden is laid to lawn, enjoys good privacy and a sunny southerly aspect. The bungalow benefits from private driveway parking for three cars (with scope for more, subject to the necessary planning permission) leading to a large, attached one-and-a-half size garage / workshop. It boasts oil-fired radiator central heating and uPVC double glazing. The accommodation is flexible and boasts excellent levels of natural light from a sunny aspect, large feature windows and dual / triple aspects. It comprises entrance reception hall, sitting room with triple aspect, open-plan kitchen / dining room, master double bedroom with attached dressing room and en-suite shower room, two further double bedrooms and a generous family bathroom. This lovely home also has country lane walks and walks to the pretty village centre from the front door – ideal as you do not have to put the children or the dogs in the car! It is also a very short walk to the popular village pub, sought after primary school and parish church. Access to the A303 trunk road to London and the south west is good. It is only a short drive to the centres of Sherborne, Bruton and Wincanton towns. Bruton is particularly popular with ex-London buyers and offers Hauser & Wirth Somerset - a pioneering world-class gallery and multi-purpose arts centre. It also boasts The Newt - a country estate with splendid gardens, woodland, hotel, restaurants and farmland. It is a short drive to the nearby town of Sherborne.



Council Tax Band: D



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 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.

Wrought iron front gate, pathway leads to front door with outside light, uPVC double glazed front door leads to

**ENTRANCE RECEPTION HALL:** 10'8 maximum x 16'4 maximum. A generous greeting area providing a heart to the home, two radiators, oak effect laminate flooring, ceiling hatch and loft ladder leading to loft storage area. Door leads to airing cupboard with slatted shelves. Doors lead off the entrance hall to the main rooms.

**SITTING ROOM:** 21'2 maximum x 11'6 maximum. A beautifully presented main reception room enjoying a light triple aspect with large feature uPVC double glazed windows to the front, side and rear, uPVC double glazed patio doors open on to the rear patio decked area, side window enjoys a sunny south facing aspect, two radiators, oak effect flooring, TV point, telephone point.

**KITCHEN / DINING ROOM:** 24'8 maximum x 9'9 maximum. A fantastic open-plan room split into two areas. Dining room area - Radiator, TV ariel attachment, dining room area able to accommodate large dining room table. Kitchen breakfast room area - An extensive range of panelled kitchen units comprising granite effect laminated worksurface, decorative tiled surrounds, inset composite one and a half sink bowl and drainer unit with mixer tap over, large Leisure range-style electric oven with electric hob, breakfast bar, a range of drawers and cupboards under, space and plumbing for washing

machine, space for under counter fridge, a range of matching wall mounted cupboards and glazed display cabinets with under unit lighting, wall mounted cooker hood extractor fan, oak effect laminate flooring, two uPVC double glazed windows to the side overlook the main garden and enjoy a sunny southerly aspect, uPVC double glazed door to the rear.

**MASTER BEDROOM:** 18'9 maximum x 10'4 maximum. A generous main double bedroom enjoying a light dual aspect with large uPVC double glazed window to the side, double glazed window to the front, two radiators, TV ariel attachment.

**DRESSING ROOM AREA:** Pine double doors lead to fitted wardrobe. Pine panel door leads to

**EN-SUITE SHOWER ROOM:** 6'11 maximum x 3'6 maximum. A modern white suite comprising low level WC, wash basin in worksurface with cupboards under, glazed corner shower cubicle with wall mounted mains shower over, tiled walls, chrome heated towel rail, extractor fan.

**BEDROOM TWO:** 10'1 maximum x 11'10 maximum. A second double bedroom, large uPVC double glazed window to the side, mirrored doors lead to fitted wardrobe, radiator.

**BEDROOM THREE:** 8'6 maximum x 9'11 maximum. A third double bedroom, uPVC double glazed window to the rear.

**FAMILY BATHROOM:** 9'7 maximum x 6'8 maximum. A modern white suite comprising fitted low-level WC, wash basin in worksurface with cupboards under, glazed corner shower cubicle with wall mounted mains shower over, p-shaped panel bath with mains shower tap arrangement over, tiled walls, two uPVC double glazed windows to the rear, chrome heated towel rail.

**OUTSIDE:**

This beautifully presented bungalow stands in a generous level corner plot extending to 0.10 acres approximately. Wrought iron gate gives access to

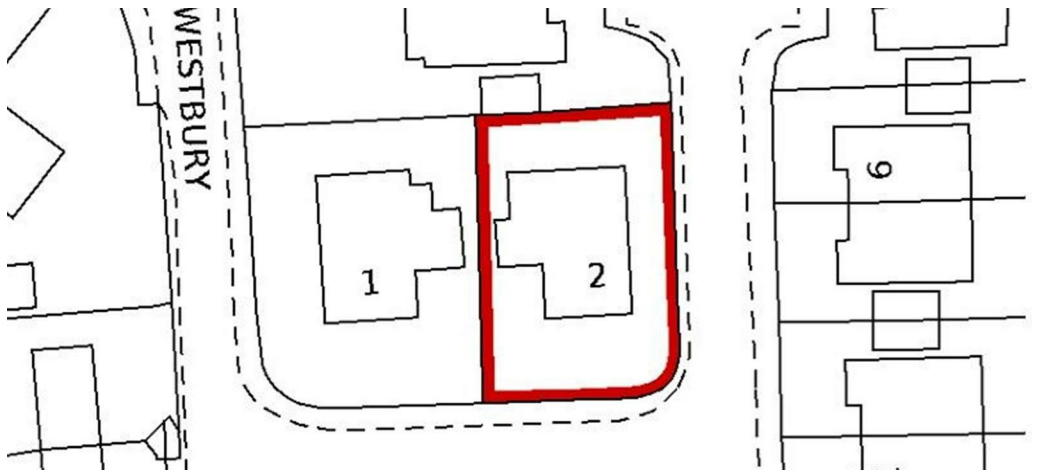
brick pathway leading to the front door, storm porch with outside light. The front garden is laid to lawn and paved patio area enclosed by mature hedges, timber shed, timber five bar gates gives vehicular access from the cul-de-sac to a private driveway providing off road parking for two to three cars. Driveway benefits from security lighting, rainwater harvesting butt, outside power point. Driveway leads to

**ONE-AND-A-HALF SIZE GARAGE:** 17' in depth x 14'5 maximum in width. Metal up-and-over garage door, light and power connected, garage houses oil fired central heating boiler, double glazed window to the side.

Lawned front garden leads to the **MAIN SIDE GARDEN** lying on the south side of the property. The garden enjoys a good degree of privacy and is enclosed by timber fencing and mature hedges. It is laid mainly to lawn and boasts a variety of well stocked flowerbeds and borders, mature trees, timber garden shed.

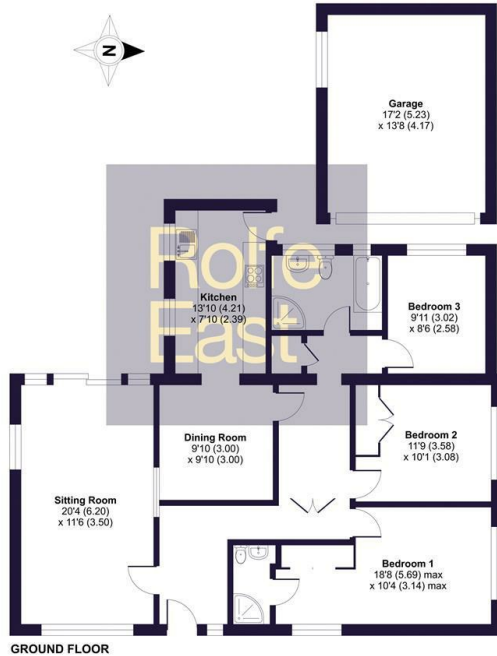
Side garden continues to the side and rear of the property. There is a timber decked patio seating area. At the rear of the property there is a paved courtyard and rear undercover area, outside tap, outside light, area stores oil tank. There is access on both sides of the property.



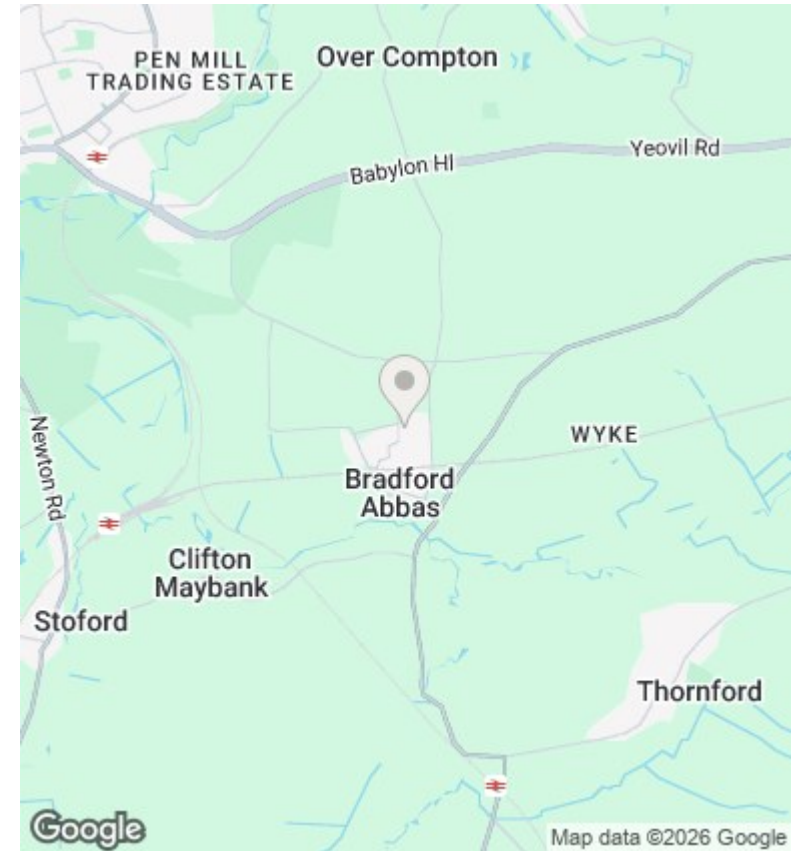


### South View, Bradford Abbas, Sherborne, DT9

Approximate Area = 1176 sq ft / 109.2 sq m  
 Garage = 235 sq ft / 21.8 sq m  
 Total = 1411 sq ft / 131 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Rolfe East Sherborne Ltd. REF: 147776



## Directions

## Viewings

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

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	