

Rolfe East



Wynnes Rise, Sherborne, DT9 6DJ

Guide Price £625,000

- DETACHED BUNGALOW ON CHOICE CORNER PLOT EXTENDING TO A FIFTH OF AN ACRE.
- GAS HEATING, SOLAR PANELS, UNDERFLOOR HEATING, DOUBLE GLAZING, AIR CONDITIONING.
- HUGE LOFT STORAGE SPACE OFFERING AMPLE SCOPE FOR LOFT CONVERSION (STPP).
- NO FURTHER CHAIN.
- PRIVATE DRIVEWAY PARKING FOR 4-7 CARS PLUS SPACE FOR CARPORT.
- EXCELLENT LEVELS OF NATURAL LIGHT VIA MULTIPLE ASPECTS AND LARGE WINDOWS.
- CHOICE 'TUCKED AWAY' LOCATION IN POPULAR QUIET RESIDENTIAL ROAD.
- EXQUISITE FRONT AND SIDE GARDENS WITH A SUNNY SOUTHERLY ASPECT.
- THREE DOUBLE BEDROOMS - MASTER BEDROOM WITH EN-SUITE SHOWER ROOM.
- LARGE OPEN PLAN LIVING AREA, DINING ROOM AND HUGE UTILITY ROOM!

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6 Wynnes Rise, Sherborne DT9 6DJ

NO FURTHER CHAIN! 6 Wynnes Rise is a substantial (1958 square feet), detached, mature bungalow with deceptively spacious, light accommodation and occupying a simply fabulous level corner plot and gardens extending to a fifth of an acre (0.20 acres approximately). There is private, gated driveway parking for four to seven cars plus space for a carport (subject to the necessary planning permission). The exquisite gardens are situated at the side and front of the property and boast a sunny south-facing aspect. There is a large, detached timber outbuilding / workshop in the garden. The bungalow is situated in a quiet, sought-after residential location not far from the centre of Sherborne town. This unique property boasts contemporary open-plan living accommodation that has been recently upgraded, heated by a warm air central heating system and some electric under floor heating in the kitchen and bathrooms. It also benefits from uPVC double glazing, a water softener and 14 privately owned solar panels linked to the higher feed-in tariff. The property is in very good decorative order throughout and yet comes with huge scope for further extension or loft conversion of a large existing loft space, subject to the necessary planning permission. The surprisingly spacious accommodation is well arranged, enjoying excellent levels of natural light from large feature windows and dual and triple aspects. It comprises large entrance reception hall / office, sitting room, dining room, kitchen / breakfast room, huge utility room and cloakroom / WC. There is a large inner hall, master double bedroom with en-suite shower room, two further generous double bedrooms and a family Jack-and-Jill bathroom accessed via bedroom two and the inner hall. The bungalow is located in a fantastic tucked-away location in a pleasant residential address, a short walk to the popular town centre of Sherborne.



Council Tax Band: F



There are great walks from nearby the front door at Purlieu Meadows, the two Sherborne Castles and the Quarr Nature Reserve. The property is located a short walk to local convenience stores and the picturesque, historic town of Sherborne with its superb boutique high street with coffee shops, restaurants, market square, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world famous private schools. It is also a very short, level walk 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.

Panelled front door leads to

ENTRANCE RECEPTION HALL / OFFICE: 10'4 maximum x 9'8 maximum. Period style ceiling coving, moulded skirting boards and architraves. Circular skylight window, multi-pane glazed door leads to

MAIN OPEN-PLAN LIVING SPACE: 28'7 maximum x 26'11 maximum. This superb open-plan living space is split into three main rooms:

Sitting room: 16'5 maximum x 18'7 maximum. A beautifully proportioned well presented main reception room enjoying a light dual aspect with large uPVC double glazed window overlooking the main garden enjoying a sunny south facing aspect. Two uPVC double glazed windows to the side boasting a westerly aspect. uPVC double glazed double French doors open to the side and patio terrace enjoying a westerly aspect. Exterior sun canopy fitted. Period style ceiling coving, inset ceiling lighting, moulded skirting boards and architraves. TV point, wall mounted air conditioning unit, large entrance leads to

Dining room: 13'1 maximum x 12'3 maximum. A generous area able to accommodate large dining room table, uPVC double glazed door to the side, uPVC double glazed window to the side, period style ceiling cornice, moulded skirting boards and architraves. Large entrance from the dining room leads through to the

Kitchen Breakfast room: 14'7 maximum x 10'4 maximum. A range of panelled Shaker style kitchen units comprising quartz work surface with inset stainless steel one-and-a-half sink bowl and drainer unit, mixer tap over, decorative tiled surrounds, stainless steel Miele five burner gas hob with tiled splash back, stainless steel cooker hood extractor fan over, a range of drawers and cupboards under, integrated Neff dishwasher, retractable cupboard for recycling bins, two corner carousel cupboards, integrated fridge, shelved larder cupboard, built-in eye-level stainless steel NEFF electric oven and grill, a range of matching wall-mounted cupboards with under-unit

lighting, ceramic floor tiles, wall-mounted glazed display cabinet, inset feature ceiling lighting, period style ceiling cornice, uPVC double glazed window to the rear, Multi-pane glazed door leads from the kitchen through to the

UTILITY ROOM: 18'9 maximum x 12'3 maximum. A simply huge utility room / boot room with a range of units comprising laminated work surface, inset stainless steel sink bowl and drainer unit with mixer tap over, tiled surrounds, cupboards under, shelving under, space and plumbing for washing machine, tumble dryer and freezer. Space for upright fridge freezer. Two uPVC double glazed windows to the rear. uPVC double glazed window to the side. Wall mounted electric heater. Door leads to

WALK-IN LARDER CUPBOARD: 5'1 maximum x 4'5 maximum. Electric light connected

Entrance from the utility room leads to

REAR LOBBY: 8' maximum x 4' maximum. Double glazed stable door to the rear. Door leads to cupboard, housing meters. Further door from the rear lobby leads to

CLOAKROOM / WC: 7'2 maximum x 3'3 maximum. Fitted low level WC. Wash basin over storage cupboard, tiled splashback, uPVC double glazed window to the rear, extractor fan.

Multi-pane glazed door leads from the dining room through to the

INNER HALL: 30'10 maximum x 6'9 maximum. A generous inner hall. Inset feature ceiling lighting, internal window. Door leads to cupboard housing mains gas fired warm air central heating system. Ceiling hatch and ladder lead to large, boarded loft storage space. This huge, boarded loft room measures 25'1 x 12'4. Loft room has two large double glazed Velux ceiling windows fitted. Panel doors lead off the inner Hall to further rooms.

MASTER BEDROOM: 17'6 maximum x 15'9 maximum. A generous double bedroom, period style ceiling cornice, inset feature ceiling lighting, moulded skirting boards and architraves. uPVC double glazed double French doors open onto the main garden, enjoying a sunny south facing aspect. Two uPVC double glazed windows to the garden enjoying a sunny southerly aspect. Wall mounted air conditioning unit. Panel doors lead to extensive fitted wardrobe cupboard space. Panel door leads to

EN-SUITE SHOWER ROOM: 12'6 maximum x 9'6 maximum. A modern white suite comprising fitted low level WC, his-and-hers wall mounted wash basins, tiled splashback, large glazed shower cubicle with wall mounted mains shower over, shower boarding surrounds, inset ceiling lighting, period style ceiling cornice, ceramic floor

tiles, moulded skirting boards and architraves, chrome heated towel rail, uPVC double glazed window to the side, two wall mounted mirrored bathroom cabinets, extractor fan.

BEDROOM TWO: 15'3 maximum x 11'5 maximum. A second generous double bedroom, large uPVC double glazed window to the front overlooks the front garden enjoying a sunny southerly aspect. Moulded skirting boards and architraves, period style ceiling cornice, telephone point.

BEDROOM THREE: 10'10 maximum x 12'10 maximum. A third generous double bedroom, uPVC, double glazed window to the rear. Period style ceiling cornice, moulded skirting boards and architraves.

Panel doors from bedroom three and from the inner hall lead to

JACK-AND-JILL FAMILY BATHROOM: 10'3 maximum x 7'6 maximum. A modern white suite comprising low level WC, wall mounted wash basin, tiled splashback, P-shaped panel bath with glazed shower screen over, wall mounted mains shower over, tiled surrounds, shower rail, period style ceiling cornice, inset ceiling lighting, extractor fan, moulded skirting boards and architraves, two uPVC, double glazed windows to the rear, chrome heated tower rail, ceramic floor tiles, mirrored wall mounted bathroom cabinet.

OUTSIDE: This substantial bungalow stands in a generous level corner plot extending to a fifth of an acre (0.20 acres approximately). The main garden is situated on the south side of the property and laid mainly to expansive lawn. Enclosed by timber panel fencing and enjoying a good degree of privacy. Large paved patio sun terrace providing quite the sun trap, retractable sun canopy. A variety of shaped flower beds and borders enjoying a selection of mature plants, trees and shrubs. Outside tap, outside lighting.

TIMBER WORKSHOP: 17'3 x 9'9 maximum. Light and power connected.

Timber side gate leads to the rear of the property where there is a storage area ideal for recycling containers and wheelie bins. Entrance leads to the rear of the property. Dropped kerb and powered timber five bar gate gives vehicular access to a private driveway providing off-road parking for four to seven cars. The driveway leads to the side and rear of the property. It is enclosed by timber panel fencing. A variety of well-stocked flowerbeds and borders, outside lighting, two rainwater harvesting butts, outside tap.

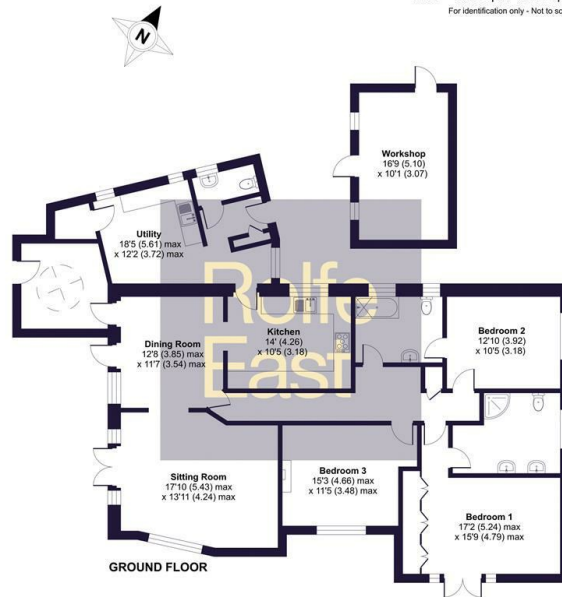




Wynnes Rise, Sherborne, DT9

Approximate Area = 1789 sq ft / 166.2 sq m
Outbuilding = 169 sq ft / 15.7 sq m
Total = 1958 sq ft / 181.9 sq m

For identification only - Not to scale



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Rolfe East Sherborne Ltd. REF: 1010019



Directions

Viewings

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

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		