

Rolfe East



Bishops Lane, Bradford Abbas, DT9 6RW

Guide Price £695,000

- AN EXQUISITE DETACHED STYLISH CONTEMPORARY HOME.
- POPULAR DORSET VILLAGE BACKWATER LOCATION.
- LOVELY LEVEL ENCLOSED REAR GARDEN.
- NO FURTHER CHAIN.
- BOASTING FIVE / SIX DOUBLE BEDROOMS AND THREE RECEPTION ROOMS.
- ONLY A SHORT WALK FROM THE VILLAGE PUB, SCHOOL AND PARISH CHURCH.
- OIL RADIATOR CENTRAL HEATING, UNDER FLOOR HEATING AND DOUBLE/TRIPLE GLAZING.
- 2412 SQUARE FEET OF WELL DESIGNED, SOCIAL ACCOMMODATION!
- DRIVEWAY FOR THREE VEHICLES LEADING TO AN INTEGRAL BIKE GARAGE / STORE ROOM.
- MUST BE VIEWED!

80 Cheap Street, Sherborne, Dorset, DT9 3BJ
01935 814 929

sherborne@rolfe-east.com
<https://www.rolfe-east.com/>

Walnut House Bishops Lane, Bradford Abbas DT9 6RW

NO FURTHER CHAIN! DETACHED STYLISH CONTEMPORARY HOME BOASTING FLEXIBLE FIVE DOUBLE BEDROOM ACCOMMODATION EXTENDING TO 2412 SQUARE FEET. POPULAR DORSET VILLAGE BACKWATER LOCATION ONLY A SHORT WALK FROM THE VILLAGE PUB AND SCHOOL. ENCLOSED PRIVATE LEVEL REAR GARDEN. 'Walnut House' really has to be viewed to be appreciated. The light, spacious accommodation comprises entrance reception hall, sitting room, dining room leading in to open-plan kitchen breakfast room, occasional ground floor double bedroom / reception room three, large extended utility room and cloakroom. On the first floor is a large landing area with space for study, master bedroom with walk-through wardrobe and recently fitted en-suite luxury bathroom, second double bedroom with vaulted ceiling and en-suite shower room, two further double bedrooms and family bathroom. On the second floor, accessed via a spiral staircase, there is a large second floor double bedroom / attic room. There is a superb, east facing, level, enclosed rear garden. The property has been enhanced with oil fired radiator central heating, under floor heating throughout the ground floor, double and triple glazing and an LPG powered fire in the sitting room. The former garage has been converted in to a large utility room and bike garage / garden store. There is driveway parking for three vehicles. There are superb rural walks from nearby the front door as well as being within walking distance of the village pub, primary school and parish church. The picturesque, historic abbey town centre of Sherborne is only a short drive away with a coveted boutique high street and bustling out and about culture, markets, cafes, Waitrose store, restaurants, world famous private schools, excellent state schools and sixth form, 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. MUST BE VIEWED!



Council Tax Band: F



It also boasts 'The Sherborne' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House. This amazing house is ideal for aspiring families looking for the ideal village home making the most of the work-from-home culture at the moment, London buyers with cash indulging in the race for space and looking for the top home in this exceptional area. It also may appeal to the pied-a-terre market or holiday letting market. THIS PROPERTY MUST BE VIEWED TO BE APPRECIATED.

Paved pathway leads to storm porch, outside lighting and inset feature lighting. Double glazed and panelled front door leads to entrance hall.

ENTRANCE HALL - 10'9 Maximum x 10'9 Maximum

A spacious entrance reception area providing a heart to the home, inset feature ceiling lighting, coved ceiling, moulded skirting boards and architraves, Limestone flooring. Staircase rises to the first floor, uPVC double glazed window to the front. Doors and entrances lead off the entrance reception hall to the main rooms.

SITTING ROOM - 20'10 Maximum x 11'5 Maximum

A generous main reception room enjoying a light dual aspect with uPVC double glazed, double French doors opening onto the rear garden, two uPVC double glazed windows to the side, period style stone fire surround and hearth with gas fire, coved ceiling, moulded skirting boards and architraves, oak flooring.

DINING ROOM - 10'4 Maximum x 9'5 Maximum with full through-measurement to the entrance hall of 21'8 and full through measurement via the archway to the kitchen breakfast room of 21'6.

uPVC double glazed window to the front, Limestone flooring, moulded skirting boards and architraves, feature archway from the dining room and glazed and panelled door from the entrance reception hall leads to open plan kitchen family room.

OPEN-PLAN KITCHEN FAMILY ROOM - 21'8 Maximum x 11'7 Maximum

A 'wow-factor' open plan kitchen family room enjoying an extensive range of Cherry wood panelled units comprising granite work surfaces and surrounds, inset stainless-steel sink bowl and drainer unit with mixer tap over, a range of drawers and cupboards under, integrated dishwasher, space for under unit fridge, a range of matching wall mounted cupboards, built in stainless-steel eye level electric oven and grill, integrated fridge, island unit with solid granite work surface and cupboards under, pan drawers, inset induction hob with ceiling mounted stainless-steel cooker hood extractor fan over. uPVC double glazed window overlooks the rear garden, uPVC double glazed, double French doors open onto the rear garden, Limestone flooring, panelled door from the open plan kitchen family room leads to the utility room.

UTILITY ROOM - 11'11 Maximum x 10'8 Maximum

A recently extended utility room, laminated work surface with stainless-steel sink bowl, a range of cupboards under, space and plumbing for washing machine and tumble dryer, water softener, space for upright fridge freezer, wall mounted shelves, uPVC double glazed window to the rear, uPVC double glazed door to the rear, Limestone flooring, integral door leads to the bike garage / store room.

FAMILY ROOM / OCCASIONAL GROUND FLOOR DOUBLE BEDROOM FIVE - 14'2

Maximum x 10'8 Maximum

Enjoying a light dual aspect with uPVC double glazed windows to the side and front, coved ceiling, moulded skirting boards and architraves.

CLOAKROOM

Fitted low level WC, wash basin, extractor fan, Limestone flooring.

Staircase rises from the entrance reception hall to the first floor landing. A generous landing area incorporating study area measuring 13'11 Maximum x 14'3 Maximum, inset feature ceiling lighting, coved ceiling, moulded skirting boards and architraves, uPVC double glazed window to the front, radiator. Double doors lead to linen cupboard with pressurized hot water cylinder, slatted shelving, doors lead off the first floor landing to the bedrooms.

MASTER BEDROOM - 14'11 Maximum x 12' Maximum

uPVC double glazed window to the rear overlooking the rear garden, radiator, moulded skirting boards and architraves, inset feature ceiling lighting, panel door leads to walk in wardrobe - 10'4 Maximum x 5'6 Maximum, double glazed Velux ceiling window to the rear, radiator. Panel door leads to en-suite, luxury bathroom.

EN-SUITE BATHROOM

A recently fitted luxury, white suite comprising free standing bath, fitted low level WC, two his and hers ceramic wash basins over cupboards in quartz work surface, with illuminated mirror and shelved recess, large glazed shower cubicle with wall mounted mains shower over, chrome heated towel rail, extractor fan, timber effect flooring, uPVC double glazed window to the front.

BEDROOM TWO - 11'1 Maximum x 14'3 Maximum

A generous, second double bedroom with feature vaulted ceiling, uPVC triple glazed window to the front enjoying extensive views beyond neighbouring properties, radiator, fitted wardrobes and dressing table, panel door leads to en-suite shower room.

EN-SUITE SHOWER ROOM

A white suite comprising low level WC, wash basin over cupboard, tiled splashback,

glazed shower cubicle, wall mounted mains shower over, shaver point, heated towel rail, extractor fan, timber effect flooring, double glazed Velux ceiling window.

BEDROOM THREE - 18'2 Maximum x 9'8 Maximum

Another generous double bedroom, two uPVC double glazed windows to the rear overlooking the rear garden, two radiators.

BEDROOM FOUR - 10'9 Maximum x 9'5 Maximum

uPVC double glazed window to the front, radiator, moulded skirting boards and architraves, spiral staircase rises to the second floor.

FIRST FLOOR FAMILY BATHROOM - 8'6 Maximum x 5'10 Maximum.

A modern white suite comprising low level WC, wash basin over cupboard, glazed shower cubicle with wall mounted mains shower tap arrangement, tiled surrounds, timber effect flooring. uPVC double glazed window to the side, heated towel rail.

Spiral staircase rises from bedroom four to the second floor.

BEDROOM SIX / LOFT ROOM - 21'10 Maximum x 10'8 Maximum

Double glazed Velux ceiling windows to the front and rear, telephone point.

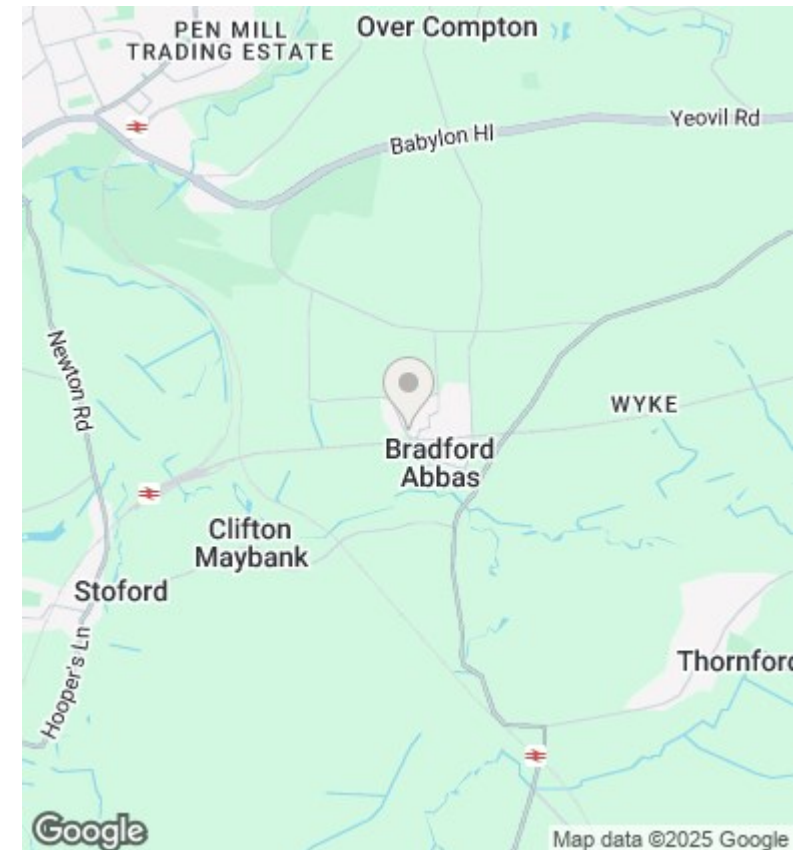
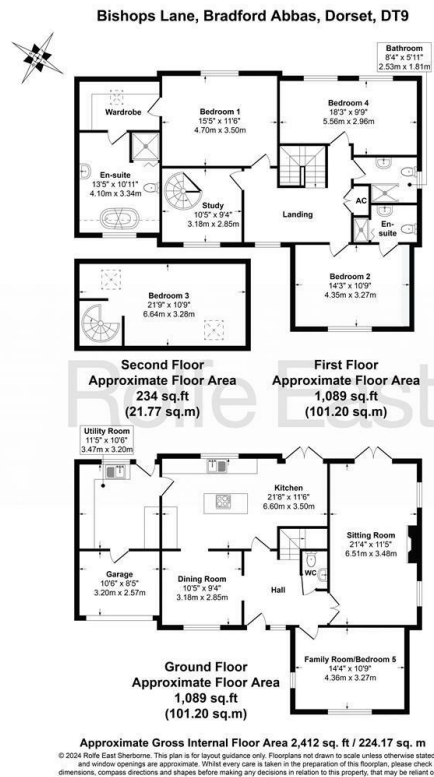
OUTSIDE:

At the front of the property there is a gravelled driveway area providing off road parking for 3 vehicles, outside lighting, this driveway leads to former integral garage - now motorbike garage / store room - 8'5 Maximum depth x 10'7 Maximum width, automatic up and over garage door, light and power connected, space for fridge freezer and tumble dryer, integral door leads to utility room.

Timber side gate gives access to side area leading to then rear garden - 41' in depth x 87' in width. This superb lawned rear garden enjoys an Easterly aspect and is enclosed by timber panel fencing and brick walls. There are two paved patio areas, a variety of timber bordered flower beds enjoying a selection of mature plants and shrubs, outside security lighting, outside tap, timber trellis area houses oil tank, timber garden shed.







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		
(69-80) C		
(55-68) D	61	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	