

Rolfe East



South View Road, Milborne Port, DT9 5BS

Price Guide £299,950

- NO FURTHER CHAIN! SIMPLY FANTASTIC FULLY RENOVATED SEMI-DETACHED HOUSE.
- DETACHED GARAGE AND DRIVEWAY PARKING.
- NEW KITCHEN BATHROOM AND MUCH MORE.
- SHORT DRIVE TO SHERBORNE TOWN AND MAINLINE RAILWAY STATION TO LONDON.
- CONTEMPORARY OPEN PLAN GROUND FLOOR LIVING SPACE.
- POPULAR RESIDENTIAL ADDRESS.
- GENEROUS LEVEL REAR GARDEN.
- EXCELLENT FLOW OF NATURAL LIGHT.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- SHORT WALK TO PRETTY VILLAGE CENTRE AND EXCELLENT AMENITIES.

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16 South View Road, Milborne Port DT9 5BS

NO FURTHER CHAIN. '16 South View Road' is a precedent-setting, exquisite, end of terrace house situated in a favoured residential address, a short walk to the popular village centre of Milborne Port. It enjoys a lovely, wide, level plot and superb landscaped front and rear gardens. There is a private driveway providing off road parking for one car with potential for more, subject to the necessary planning permission. The driveway leads to a detached single garage. The house comes with two timber outbuildings in the rear garden. The contemporary, open-plan accommodation enjoys excellent levels of natural light from a sunny southerly aspect at the front and dual aspects. It comprises entrance reception hall area, sitting room area and a 'wow-factor' open-plan kitchen / dining room. On the first floor, there is a landing, three double bedrooms and family bathroom. The house has been beautifully and stylishly finished throughout. It is heated via mains gas-fired radiator central heating and also benefits from uPVC double glazing. The house has scope to extend, subject to the necessary planning permission. The property has countryside and village centre walks from nearby the front door – ideal as you do not need to put the children or the dogs in the car. The property is very near the beating heart of this pretty village on the Somerset / Dorset borders. It is a very short walk to the village centre, church, public house, primary school and village shops. Milborne Port boasts The Clockspire - a superb new restaurant, brand new Co-op supermarket and more. It is a short drive to the stunning, historic town centre of Sherborne with its superb boutique high street boasting cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous schools. THIS EXQUISITE HOME NEEDS TO BE VIEWED INTERNALLY TO BE FULLY APPRECIATED.



Council Tax Band: B



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' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House. It is also a short drive to the mainline railway station, making London Waterloo directly in just over two hours.

Pathway leads to storm porch. uPVC double glazed front door leads to

ENTRANCE HALL AREA: Staircase rises to the first floor, wall mounted contemporary radiator. Entrance leads to

OPEN-PLAN LIVING SPACE: 22'6 maximum x 19'9 maximum. A stunning contemporary open-plan living space enjoying excellent flow of natural light with uPVC double glazed window to the front boasting a sunny south facing aspect, two uPVC double glazed windows to the rear overlook the rear garden, uPVC double glazed double French doors open onto the rear garden. This open-plan space is arranged in two areas.

Sitting room area - Feature brick fireplace alcove, timber effect flooring, telephone point, radiator, TV point.

Kitchen dining room area - An extensive range of recently fitted contemporary kitchen units comprising quartz effect laminated worksurface, decorative tiled surrounds, inset mains gas hob, inset composite one and a half sink bowl and drainer unit with mixer tap over, a range of drawers and cupboards under, integrated dish washer, fitted corner carousel unit, integrated fridge and freezer, built in stainless steel electric oven and grill, a range of matching wall mounted cupboards with under unit lighting,

concealed wall mounted cooker hood extractor fan, timber effect flooring, inset ceiling lighting. Door leads to utility cupboard providing space and plumbing for washing machine, slatted shelves, light and power connected.

Staircase from the entrance hall area rises to the first floor landing, uPVC double glazed window to the front. Landing area, ceiling hatch to loft space. Panel door to shelved linen cupboard. Panel doors lead off the landing to the first floor rooms.

BEDROOM ONE: 12'11 maximum x 11'7 maximum. A generous double bedroom enjoying a wealth of character, exposed beams, exposed brick chimney breast feature with cast iron period fire surround, radiator, uPVC double glazed window to the rear overlooks the rear garden. Door leads to fitted wardrobe housing mains gas fired combination boiler. Second panel door leads to walk-in fitted cupboard with fitted shelving.

BEDROOM TWO: 11'10 maximum x 8'9 maximum. A second generous double bedroom, uPVC double glazed window to the rear overlooks the rear garden, radiator.

BEDROOM THREE: 9'9 maximum x 7'2 maximum. A third double bedroom, uPVC double glazed window to the front boasting a sunny southern aspect, radiator, TV ariel attachment.

FAMILY BATHROOM: 7'1 maximum x 5'2 maximum. A contemporary white suite comprising fitted low level WC, wash basin inset in quartz worksurface, fitted cupboards under, panel bath with glazed shower screen over, wall mounted mains shower tap arrangement, tiling to splash prone areas, contemporary heated towel rail, timber effect flooring, uPVC double glazed window to the side, illuminated wall mirror.

OUTSIDE:

At the front of the property is a generous lawned garden - 25' in width x 20' in depth. The front garden is laid mainly to lawn and boasts a variety of flowerbeds and borders enclosed by picket fencing, outside security lighting. The front garden offers scope to convert to more driveway parking, subject to the necessary permission.

Double timber gates give access to a driveway providing off road parking for 1 car, EV charging point. Driveway leads to

DETACHED GARAGE: 16'4 maximum x 8' maximum. Windows to both sides, double timber doors.

Pathway leads to the side of the property and a storm porch, area to store recycling containers and wheelie bins. Timber gate gives access to the

MAIN REAR GARDEN: This generous rear garden measures approximately 51' in depth x 37'7 in width. It is laid mainly to lawn and enclosed by a timber panel fence. Timber decked patio seating area with security lighting, outside lighting, outside tap and power point, two large, detached timber garden sheds.

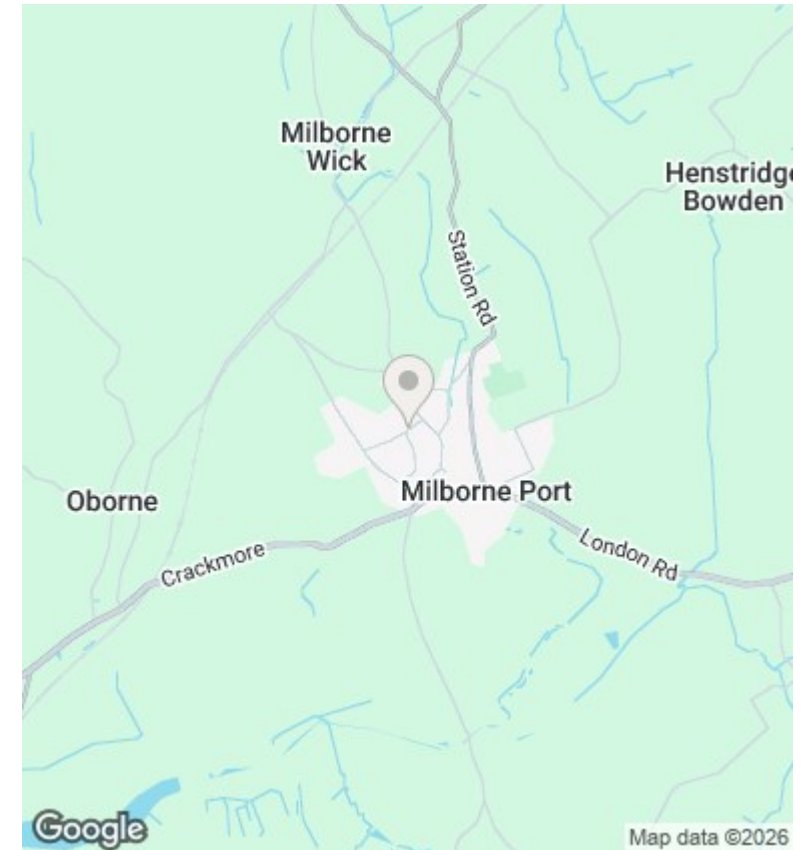
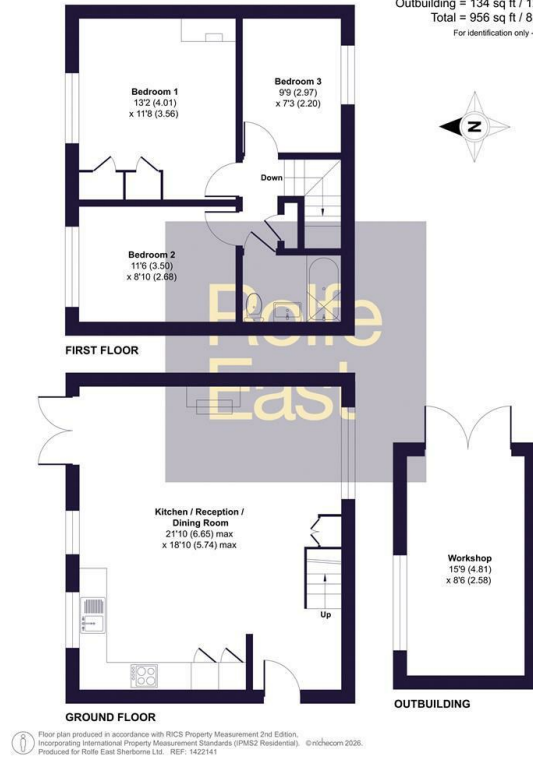
PLEASE NOTE: There is a right of way across the rear of the property and side for the neighbouring property to have access to their rear garden.





South View Road, Milborne Port, Sherborne, DT9

Approximate Area = 822 sq ft / 76.3 sq m
Outbuilding = 134 sq ft / 12.4 sq m
Total = 956 sq ft / 88.7 sq m
For identification only - Not to scale



Directions

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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		