

Rolfe East



Tinneys Lane, Sherborne, DT9 3DY

Guide Price £695,000

- RARE OPPORTUNITY - FANTASTIC FOUR BEDROOM DETACHED BUNGALOW.
- SUPERB VIEWS OF SHERBORNE CASTLE AND HILLS BEYOND!
- LARGE MAIN RECEPTION ROOM, OPEN-PLAN KITCHEN/DINER AND GARDEN ROOM.
- VACANT - NO FURTHER CHAIN.
- STUNNING LEVEL PLOT AND GARDENS EXTENDING TO A FIFTH OF AN ACRE APPROX.
- 1991 SQUARE FEET OF SPACIOUS LIGHT ACCOMMODATION WITH TRIPLE ASPECTS.
- UPVC DOUBLE GLAZING AND GAS FIRED RADIATOR CENTRAL HEATING.
- DETACHED DOUBLE GARAGE AND DRIVEWAY PARKING FOR SIX CARS.
- HUGE ENTRANCE RECEPTION HALL - SOCIABLE / ZONEABLE LIVING SPACE.
- FAVOURABLE ADDRESS ON THE EDGE OF THE FOSTERS FIELD AREA IN SHERBORNE.

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Rokeby, Tinneys Lane, Sherborne DT9 3DY

VACANT - NO FURTHER CHAIN. 'Rokeby' is a deceptively spacious (1991 square feet), stunning four bedroom detached, modern bungalow situated in a great edge-of-town, cul-de-sac address in the highly sought-after Fosters Field area near the heart of this pretty Abbey town. This lovely home comes with a private, well groomed, level plot and gardens extending to just under a fifth of an acre (0.18 acres approximately). It enjoys superb views incorporating Sherborne Old Castle and Jerusalem Hill. The bungalow has been the subject of much improvement and has been re-configured and finished to an exceptionally high standard throughout with modern Shaker-style kitchen, bathroom, double glazing Kinetico water softener and gas radiator central heating as well as some lovely use of solid oak internally. The property enjoys a great degree of natural light and space and boasts large feature windows with dual and triple aspects and a sunny east-to-west aspect. The lovely accommodation comprises entrance porch, huge entrance reception hall, sitting room, open-plan kitchen breakfast room, garden room / dining room and WC / cloakroom. This is also a large master bedroom, two further double bedrooms, bedroom four/study and a family bathroom. The property offers huge scope for further loft conversion with existing window in place enjoying some of the best views of Sherborne Old Castle and Jerusalem Hill. This would, of course be subject to the necessary planning permission. The property boasts driveway parking for 6 cars or more leading to a detached double garage with storage above. The property is only a short walk to the centre of the historic town centre of Sherborne with its coveted boutique high street and bustling out and about culture, markets, cafes and restaurants, Waitrose store, world famous schools, breath-taking abbey building and mainline railway station making London Waterloo in just over two hours. VACANT.



Council Tax Band: E



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.

Paved pathway leads to the front door with outside light. Double glazed front door and side light leads to

ENTRANCE PORCH: 8'5 maximum x 3'9 maximum. Two large uPVC double glazed windows to the front. Oak glazed and panelled front door with side lights leads to the

ENTRANCE RECEPTION HALL: 19'7 maximum x 11'10 maximum. A simply huge entrance greeting area providing a heart to the home, oak effect laminate flooring, moulded skirting boards and architraves, two radiators, uPVC double glazed window to the front. Double doors lead to large airing cupboard housing pressurised hot water cylinder and immersion heater, slatted shelving. Further door leads to hall storage cupboard space with cupboard above, large ceiling hatch and ladder leads to generous boarded loft storage space with electric light connected and loft window fitted ready for conversion (subject to the necessary planning permission). Oak internal doors lead off to the main rooms.

SITTING ROOM: 23' maximum x 15'6 maximum. A generous main reception room enjoying a light dual aspect with two large feature uPVC double glazed windows to the front boasting a westerly aspect, uPVC double glazed window to the side boasting a southerly aspect, oak fire surround, fireplace with cast iron log burning stove, paved hearth, moulded skirting boards and architraves, radiator, TV point. Glazed double doors give access to the kitchen / dining room when open providing a full through-measurement of 27'10 maximum.

KITCHEN / DINING ROOM: 23'4 maximum x 13'9 maximum. Another fabulous open plan living space enjoying a light dual aspect, uPVC double glazed window to the rear overlooking the rear garden boasting an easterly aspect, uPVC double glazed window to the side boasting a southerly aspect and views to Sherborne Castle, two radiators, oak effect laminate flooring, moulded skirting boards and architraves, an extensive range of Shaker-style kitchen units comprising granite effect laminated worksurface and surrounds, inset composite one and a half sink bowl and drainer unit with mixer tap over, inset stainless steel five burner gas hob, glass splashback, a range of drawers and cupboards under, fitted wine rack, fitted integrated dishwasher, integrated washing

machine and tumble dryer, cupboard houses water softener, a range of matching wall mounted cupboards, wall mounted stainless steel cooker hood extractor fan, wall mounted cupboards have under unit lighting, recess provides space for upright American style fridge and freezer, built in stainless steel electric double oven and grill, two fitted retractable larder cupboards, inset ceiling lighting. Door leads back to the entrance reception hall. uPVC double glazed door from the kitchen/dining room leads to the

CONSERVATORY / GARDEN ROOM: 9'9 maximum x 9'4 maximum. uPVC double glazed windows overlook the rear garden, views to the Sherborne Castles, uPVC double glazed door to the rear, light and power connected.

BEDROOM ONE: 15'10 maximum x 12'6 maximum. A simply huge double bedroom enjoying a light dual aspect with uPVC double glazed windows to the front and side, moulded skirting boards and architraves, radiator, door leads to fitted wardrobe cupboard space.

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

BEDROOM THREE: 11'2 maximum x 7'8 maximum. uPVC double glazed window to the side, radiator, moulded skirting boards and architraves, doors lead to fitted wardrobe cupboard space.

BEDROOM FOUR / OFFICE: 9' maximum x 8'9 maximum. uPVC double glazed window to the rear with views to Sherborne Castle, oak flooring, radiator, telephone point.

FAMILY BATHROOM: 9'1 maximum x 6'3 maximum. A modern white suite comprising low level WC, wall mounted wash basin, panel bath, separate glazed shower cubicle with wall mounted mains shower over, tiled walls, heated towel rail, tiles floor, uPVC double glazed window to the side, illuminated mirrored bathroom cabinet, extractor fan.

SEPARATE WC / CLOAKROOM: 8'3 maximum x 3'3 maximum. Fitted low level WC, wall mounted wash basin, heated towel rail, tiled surrounds and floor, uPVC double glazed window to the side.

OUTSIDE:

This fantastic bungalow occupies a generous level plot extending to just under a fifth of an acre (0.18 acres approximately). The front garden gives the depth of 26'2 from the road. It is laid to paving and enjoys a sunken landscaped garden laid to stone chippings enclosed by mature hedges and miniature walls, outside lighting, outside power point, a variety of raised flowerbeds and borders. A dropped curb at the side of the property gives vehicular access to a

PRIVATE DRIVEWAY: Providing off road parking for 6 cars or more. Driveway length 61' maximum x width 20'8 maximum. Outside light, area to store recycling containers and wheelie bins. Driveway leads to

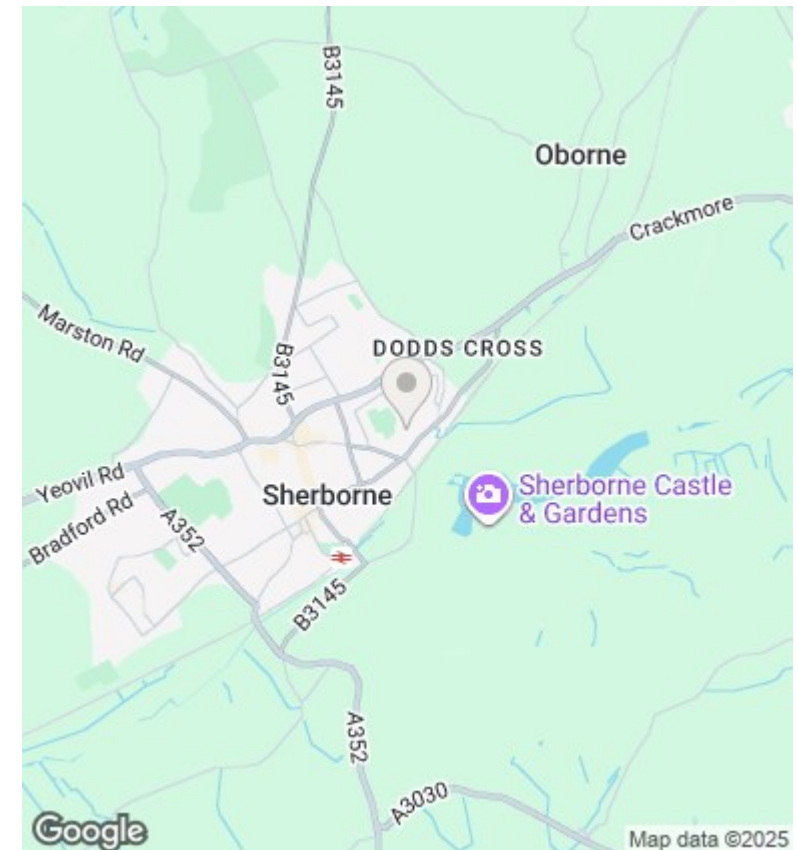
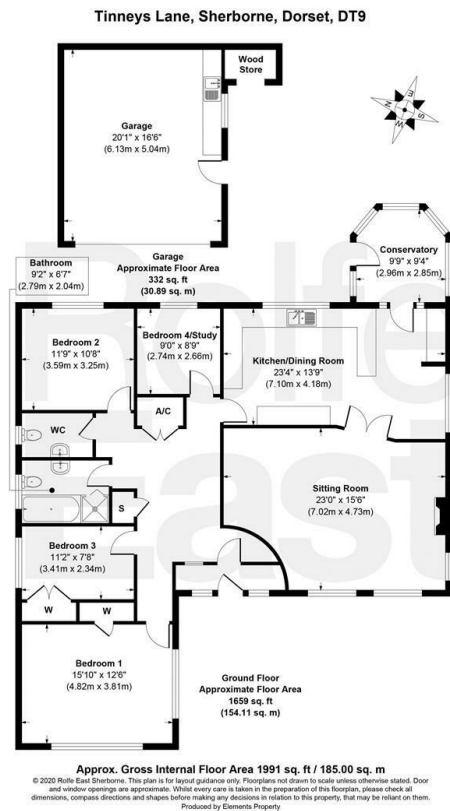
DETACHED DOUBLE GARAGE: 20'1 maximum x 16'6 maximum. Light and power connected, wood store attached, personal door to the side.

There is access on both sides of the property leading to the main rear garden.

THE MAIN REAR GARDEN is level and boasts a good degree of privacy. It boasts sunny southerly and easterly aspects and measures approximately 60' in width x 28'5 in depth. The garden enjoys a fantastic view to the Sherborne Castles and the hills beyond. It is laid mainly to lawn and boasts a stone paved patio area. It is enclosed by mature hedges, plants, timber fencing and stone walls, outside light, outside tap, vegetable garden with a variety of timber bordered raised vegetable patches, greenhouse, further outside tap, log store.







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		
(81-91) B		80
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		