Rolfe East







Old Station Gardens, Henstridge, BA8 0PU

Offers In Excess Of £450,000

- WELL-PRESENTED MODERN DETACHED HOUSE WITH EXQUISITE GARDENS (1699 sq ft).
- 16 SOLAR PANELS.
- RECENTLY LANDSCAPED, BEAUTIFUL LEVEL REAR GARDEN.
- SHORT DRIVE TO SHERBORNE TOWN AND MAINLINE RAILWAY STATION TO LONDON.
- POPULAR RESIDENTIAL CUL-DE-SAC ADDRESS WITH COUNTRYSIDE WALKS NEARBY.
- LPG FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- MASTER DOUBLE BEDROOM WITH EN-SUITE SHOWER ROOM.
- INTEGRAL DOUBLE GARAGE AND DRIVEWAY PARKING FOR 2-3 CARS.
- TWO RECEPTION ROOMS PLU SLARGE OPEN-PLAN KITCHEN / BREAKFAST ROOM.
- SHORT WALK TO VILLAGE AMENITIES AND NEARBY COUNTRYSIDE.

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

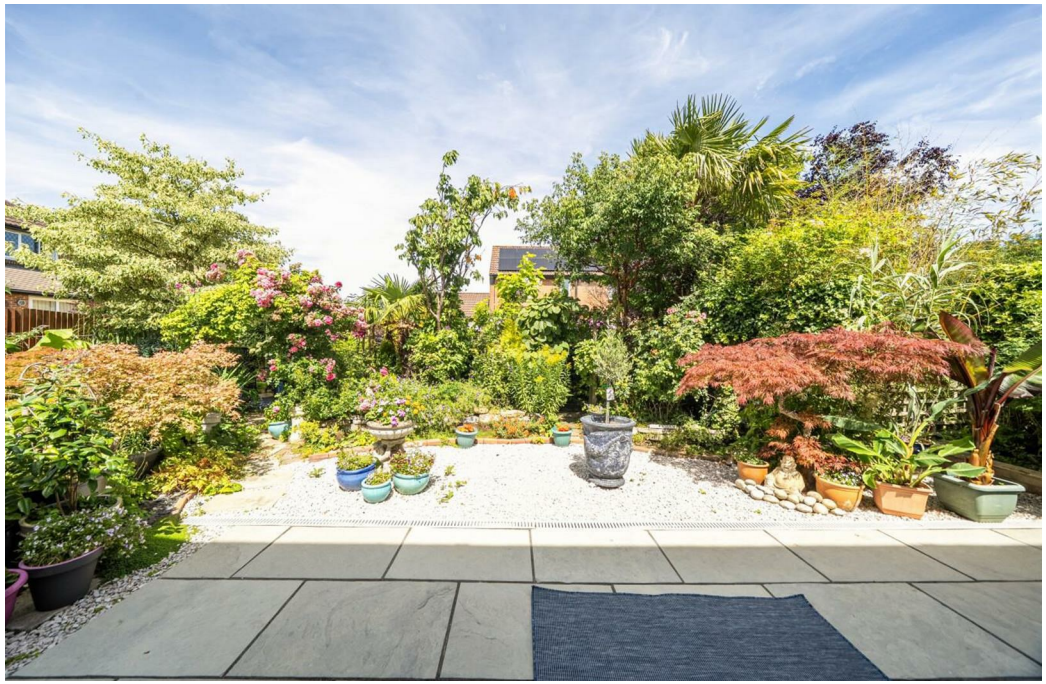
sherborne@rolfe-east.com
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35 Old Station Gardens, Henstridge BA8 0PU

WITH 16 SOLAR PANELS! '35 Old Station Gardens' is a beautifully finished, modern, detached house (1699 square feet) situated in a favourable residential cul-de-sac address on the rural outskirts of this popular village. There is a simply stunning, landscaped, level rear garden enjoying a westerly aspect. There is off road driveway parking at the front for two to three cars leading to a double integral garage / workshop. It is a short walk to the pretty village centre and excellent amenities plus a short drive to the boutique high street and town centre of Sherborne with a mainline railway station to London Waterloo (in just over 2 hours directly). There are countryside walks from very nearby the front door – ideal as you do not have to put the dogs or the children in the car! The house benefits from 16 solar panels plus liquid propane gas fired radiator central heating and uPVC double glazing. The well-arranged accommodation is arranged over two floors and enjoys excellent levels of natural light. The accommodation comprises entrance porch, entrance reception hall, sitting room, open-plan kitchen / breakfast room, dining room, utility room and WC / Cloakroom. On the first floor, there is a landing area, master double bedroom with en-suite shower room, three generous further bedrooms and a family bathroom. It is also a short walk to the pretty village centre. The village of Henstridge has a church, two public houses and a primary school at its centre and additional local services found nearby at Stalbridge where there is the popular Dikes independent supermarket and a range of local shops. It is a short drive to Sherborne town with its coveted boutique high street and bustling out and about culture, markets, cafes, Waitrose store, restaurants, world famous private schools, breath-taking abbey building and mainline railway station making London Waterloo in just over two hours.

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Council Tax Band: E





Sherborne has also won the award for the best place to live in the Southwest 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.

This excellent property is perfect for families looking to settle in a village home, mature cash buyers from the southeast and London possibly linked with the excellent local private schools and indulging in the 'race for space', the pied-a-terre market, rental / holiday rental market and much more.

uPVC double glazed front door to

ENTRANCE PORCH: 4'6 maximum x 3'9 maximum. uPVC double glazed windows to the side and front, tiled floor, electric light. uPVC double glazed front door leads to

ENTRANCE RECEPTION HALL: 19'1 maximum x 6'4 maximum. A useful greeting area providing a heart to the home, staircase rises to the first floor, moulded skirting boards and architraves, ceramic floor tiles, radiator, telephone point. Panel door leads to understairs storage cupboard space. Panel doors lead off the entrance hall to the main ground floor rooms.

SITTING ROOM: 16'11 maximum x 11'2 maximum. A well-presented main reception room, large uPVC double glazed bay window to the front boasting a sunny southerly aspect, radiator, period style fire surround with living flame gas fire, marble surrounds and hearth, TV point. Multi pane glazed double doors lead to the

DINING ROOM: 11'5 maximum x 9'2 maximum. Another well-presented reception room, moulded skirting boards and architraves, uPVC double glazed double French doors open onto the rear garden and patio. Panel door leads back to the entrance reception hall.

OPEN-PLAN KITCHEN BREAKFAST ROOM: 18'7 maximum x 12' maximum. An impressive open-plan room with uPVC double glazed double French doors opening onto the rear garden, uPVC double glazed window to the rear, an extensive range of fitted kitchen units comprising laminated worksurface, decorative tiled surrounds, inset ceramic one and a half sink bowl and drainer unit with mixer tap over, inset Bosch electric induction hob with glass splash back, a range of drawers and cupboards under, space and plumbing for dishwasher, space for under counter fridge, built-in eye-level Bosch electric oven and grill, a range of matching wall mounted cupboards, concealed wall mounted cooker hood extractor fan, ceramic floor tiles, breakfast room area with radiator and TV ariel attachment. Internal door from the breakfast room area leads to the garage. Panel leads from the kitchen breakfast room to the

UTILTY ROOM: 6'7 maximum x 6'5 maximum. Laminated worksurface, tiled surrounds, inset sink bowl and drainer unit with mixer tap over, cupboard under, space for washing machine and tumble dryer, ceramic floor tiles, radiator, wall mounted LPG fired boiler, uPVC double glazed door to the rear.

Panel door from the entrance reception hall leads to

CLOAKROOM / WC: 6'4 maximum x 2'6 maximum. Fitted low level WC, wash basin over storage cupboard, tiled surrounds and floor, radiator, uPVC double glazed window to the front.

Staircase rises from the entrance reception hall to the first floor landing, moulded skirting boards and architraves, ceiling hatch to loft storage space, panel door leads to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelves. Panel doors lead off the landing to the first floor rooms.

MASTER BEDROOM: 14'10 maximum x 12'1 maximum. A generous double bedroom, uPVC double glazed window to the front, radiator, telephone point, doors lead to two fitted wardrobes. Panel door leads to

EN-SUITE SHOWER ROOM: 6'9 maximum x 6'3 maximum. A white suite comprising low level WC, wash basin over storage cupboard, glazed corner shower cubicle with wall mounted power shower over, tiled surrounds and floor, uPVC double glazed window to the front, shaver light and point, radiator, extractor fan.

BEDROOM TWO: 10'9 maximum x 8'10 maximum. A second double bedroom, uPVC double glazed window to the front, radiator, TV point, double doors lead to fitted wardrobe.

BEDROOM THREE: 11'6 maximum x 10' maximum. A third generous double bedroom, uPVC double glazed window to the rear overlooks the rear garden, radiator, moulded

skirting boards and architraves, double doors lead to fitted wardrobe.

BEDROOM FOUR / OFFICE: 8’8 maximum x 9’1 maximum. A fourth generous bedroom, uPVC double glazed window to the rear, radiator, moulded skirting boards and architraves.

FAMILY BATHROOM: 6’1 maximum x 6’8 maximum. A modern white suite comprising low level WC, pedestal wash basin over storage cupboard, panel bath with mains shower tap arrangement over, tiling to splash prone areas, radiator, uPVC double glazed window to the rear, extractor fan.

OUTSIDE:
At the front of the property, there is a beautiful mature front garden laid to flowerbeds and paving, enjoying a variety of mature trees, plants and shrubs. Pathway leads to the front door.
A dropped curb gives vehicular access to a private driveway providing off road parking for 2-3 cars. Driveway leads to

DOUBLE INTEGRAL GARAGE: 17’3 in depth x 18’7 in width. Two powered roller garage doors, light and power connected, rafter storage above, personal door to the breakfast room area.

Timber side gate gives access to side pathway leading to the

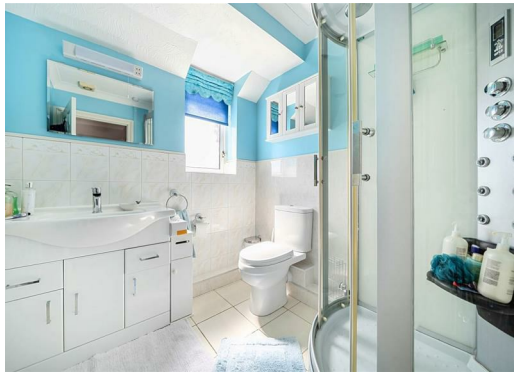
MAIN REAR GARDEN: 63’ in width maximum x 37’ in depth. This stunning, level rear garden has been the subject to much recent landscape and redesign, enclosed by timber panel fencing, extensive stone paved patio seating area with outside lighting, outside tap, an extensive range of well stocked flowerbeds and borders enjoying a selection of mature plants and shrubs, timber garden storage shed with two rainwater harvesting butts. Pathways lead into the garden where there is an ornamental foot bridge and inset ornamental fishpond, bridge leads to further patio seating area. Pathways lead through the trees and borders. There is an undercover storage area on the other side of the house.









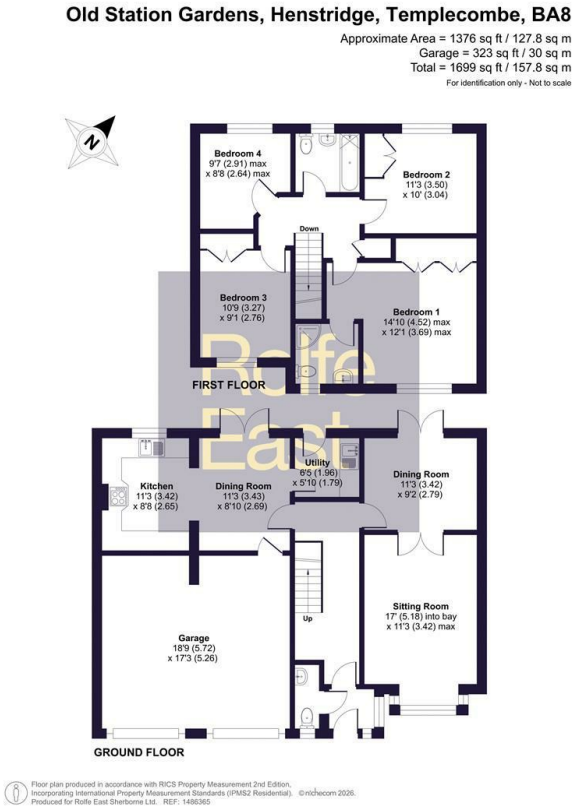


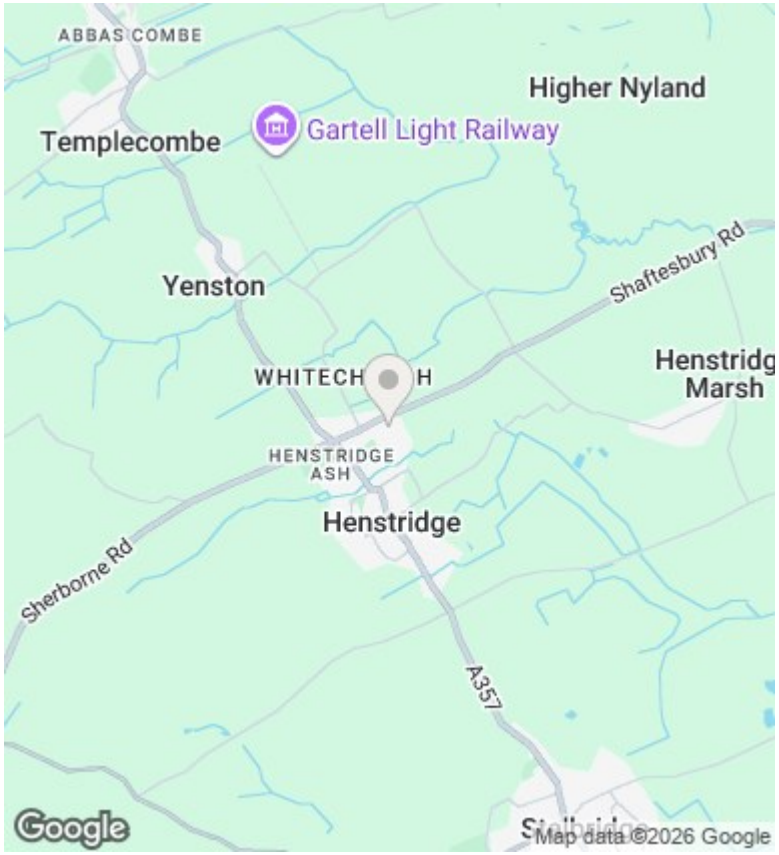












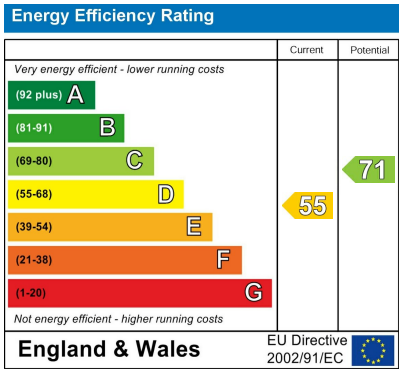
Directions

Viewings

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

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E



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