# Rolfe East







## St. Mary's Road, Sherborne, DT9 6DG

### Guide Price £340,000

- A delightful link-detached bungalow on a generous plot in a very desirable residential area.
- In excellent decorative order throughout.
- Well established gardens at both the front and the rear.
- New gas central heating boiler, with warranty.
- On a quiet road with low levels of traffic.
- Integral garage and driveway parking for 3 cars.
- A large and practical conservatory of 160 square feet.
- Two double bedrooms, bathroom, kitchen, sitting room, conservatory and summerhouse.
- East / West axis provides bedrooms with morning and living rooms with afternoon sun.
- New roofs to garage, conservatory and the main house, with warranties.

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

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

# 9 St. Mary's Road, Sherborne DT9 6DG

'9 St. Mary’s Road' is an exceptionally well-presented and much improved, link-detached, two double bedroom bungalow in a quiet and sought-after west Sherborne residential neighbourhood. The living spaces are supplemented by a very generous conservatory opening directly onto the sunny, west-facing rear garden. The bungalow benefits from many recent improvements, most notably new roofs throughout and a new boiler. The journey through this delightful bungalow starts with a practical entrance porch that leads into the main hallway, and from which all the main rooms are connected. The two double bedrooms come first, at the front, with an easterly aspect, capturing the morning sun. The bathroom comes next and following-on are the kitchen / breakfast room and sitting room that both enjoy the westerly, afternoon sun. The conservatory spans the entire width of the rear elevation and is accessed from both the kitchen and the sitting room. It provides a fantastic additional entertaining space of 160 square feet. Beyond the conservatory is a practical and versatile workroom - which could easily be used as a work-from-home or craft space - with a door into the garage. The paved rear garden path leads to the top of the garden where a bespoke, high quality summerhouse is sited. It provides a delightful retreat for morning coffee, a quiet reading or work-from-home space, or for evening drinks, and from which the exquisite garden can be fully appreciated.

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Council Tax Band: C





The gardens are an outstanding feature of this property, established over the last six years to strict organic standards. The front garden has been very successfully developed with dry garden planting, creating a very colourful planting scheme, much-admired by passers-by. The rear garden has abundant herbaceous planting, a very good collection of fruit trees, and it's mature shrubs have been clipped into shape for year-round interest. The rear garden can also be accessed by a side gate from the front, and the paved side path provides a useful space for wheelie-bins.

The main and conservatory roofs, soffits, facias and deep-flow gutters were all replaced in August 2026 and have a 10 year warranty.

ENTRANCE PORCH: With double glazed windows and inner wood and glazed double doors to hallway

HALLWAY: With doors leading to both bedrooms, bathroom, boiler cupboard, sitting room and kitchen. With two power points, one radiator, and an access hatch to the loft providing very useful extra storage space.

MAIN BEDROOM: 11'6 maximum x 9'4 maximum. With bow-fronted double glazed window and deep, full-width, built-in wardrobe, easterly aspect for morning sun, with two power points and one radiator.

SECOND BEDROOM: 10'5 maximum x 8' maximum. With double glazed east facing window for morning sun, two power points and one radiator.

BATHROOM: With bath and shower over, wash hand basin, toilet, one radiator and double glazed obscured glass window.

BOILER CUPBOARD: Housing a Worcester Greenstar 30kW gas boiler installed in November 2025, with a 5 year warranty.

SITTING ROOM: 15'11 maximum x 11'5 maximum. With a floor-to-ceiling full-width glazing and sliding door leading into the conservatory, west facing for afternoon sun, one radiator, four power points and full fibre broadband.

KITCHEN / BREAKFAST ROOM: 11'3 maximum x 10'7 maximum. With fitted floor and wall units, sink with drainer, gas cooker, extractor, refrigerator, space for washing machine, one radiator, five power points. With the original west facing windows and glazed door that now leads onwards into the conservatory.

CONSERVATORY: 22'8 maximum x 7'1 maximum. With double glazed west facing windows, sliding door, new roof installed in August 2026 with a 10 year warranty. One radiator, one power point, double glazed door leading into workroom.

WORKROOM: 9'8 maximum x 7'7 maximum. With double glazed west facing windows, one power point and door leading into garage.

GARAGE: 16'5 maximum x 7'11 maximum. With up-and-over door, one power point, ceiling light, electrical distribution board, electricity and gas Smart meters. New flat roof covering in December 2022 with a 15 year warranty.

SUMMERHOUSE: With double doors and windows to front.

OUTSIDE

FRONT GARDEN: With driveway to garage, paved footpath to front door and along the front of the bungalow linking to an additional paved footpath from pavement to side gate. The front garden sets the bungalow back from the road by 35' approximately.

REAR GARDEN: With paved pathways, the overall dimensions are 36' in depth maximum x 35' in width maximum. There is an obvious development opportunity here - subject to approvals if necessary - for a rear extension to additionally capture the south sun.

Sherborne is a picturesque town with a rich history and an abundance of historic architecture, most notably the Abbey, adjoining Boys' School and nearby Almshouses. It has a buzzing high street with lots of independent shops, and it has an impressive calendar full of cultural events for all tastes. Sherborne has it's own train station connecting to Exeter and London, a good selection of eateries and coffee houses, two spectacular castles and a superb arts centre in the beautifully restored Sherborne House. There are both Waitrose and Sainsbury's supermarkets in the town, with all the others a quick 5-mile drive away in Yeovil. There are two excellent GP surgeries and three dental practices serving the town. Sherborne is very well positioned on the A30, connecting to Yeovil in the west and Shaftesbury in the east, Wincanton and the A303 are in the north, and Dorchester and onwards to the Jurassic Coast are in the south.









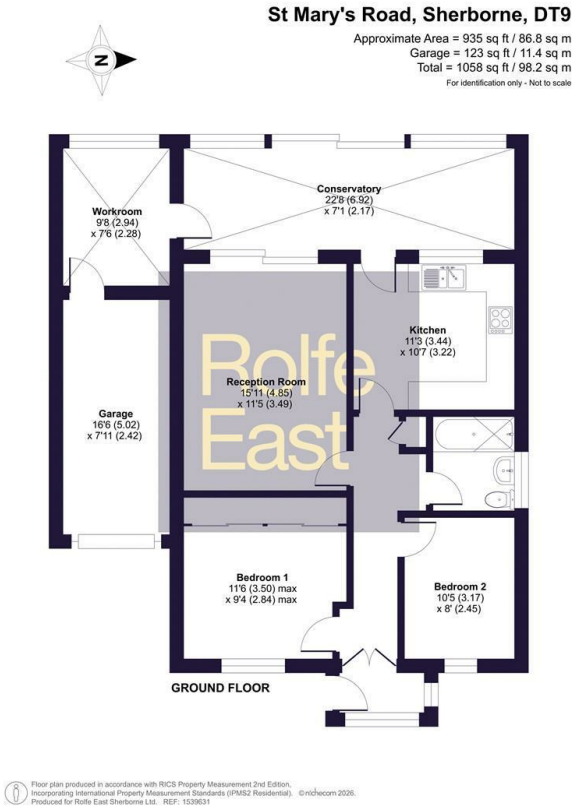


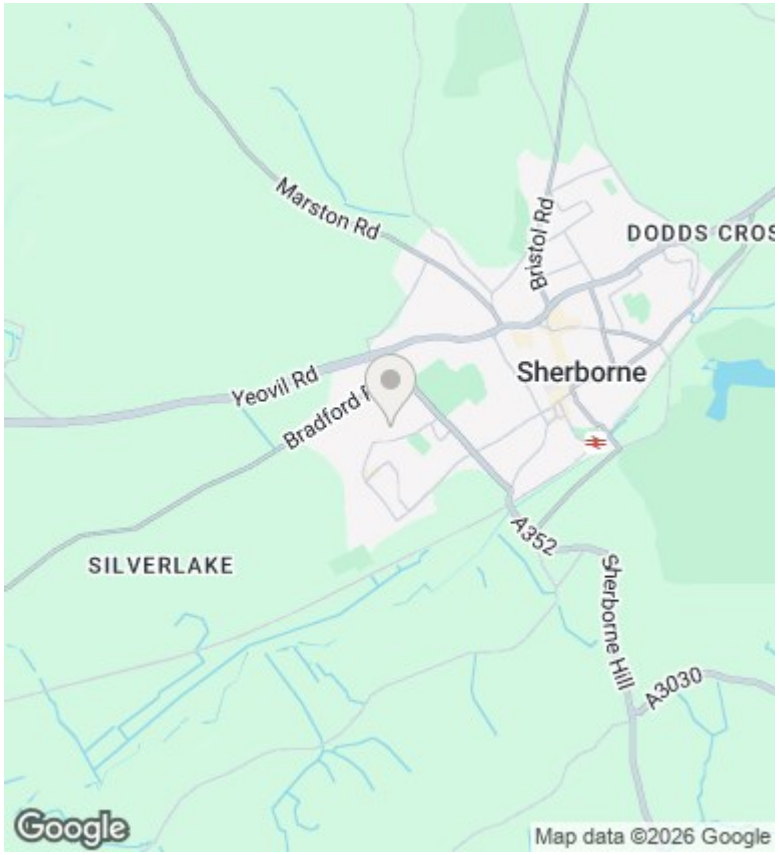











## Directions

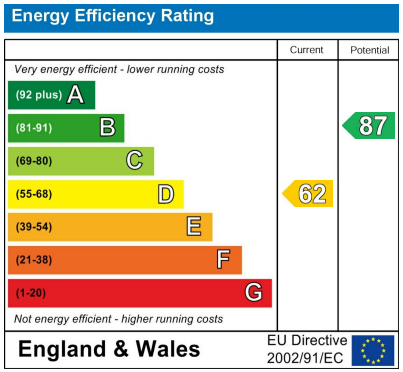
From Horsecastles Lane heading south easterly, turn right into Ridgeway. Turn right into St. Mary's Road and the property will be found on the left hand side.

## Viewings

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

## Council Tax Band

C




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