Rolfe East







Wootton Grove, Sherborne, DT9 4DL

Guide Price £450,000

- HUGELY EXTENDED AND REMODELLED EDWARDIAN END OF TERRACE HOUSE
- PRIVATE DRIVEWAY PARKING FOR SEVERAL CARS.
- LARGE MASTER DOUBLE BEDROOM + DRESSING ROOM AND EN-SUITE SHOWER ROOM.
- SHORT WALK TO SHERBORNE CENTRE AND MAINLINE RAILWAY STATION TO LONDON.
- THREE DOUBLE BEDROOMS - 2038 SQUARE FEET.
- MAGNIFICENT OPEN-PLAN KITCHEN FAMILY WITH DOORS OPENING ON TO THE GARDEN.
- MAINS GAS FIRED RADIATOR AND UNDERFLOOR HEATING AND DOUBLE GLAZING.
- LARGE DETACHED DOUBLE GARAGE (WITH POTENTIAL FOR HOME OFFICE / ANNEX STTP).
- EXCELLENT PERIOD CEILING HEIGHTS AND MOULDINGS.
- EXCELLENT RESIDENTIAL ADDRESS.

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01935 814 929

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Baytree House Wootton Grove, Sherborne DT9 4DL

‘Baytree House’ has been the subject of extensive renovation and extension to create something rather special. It offers a detached double garage that is converted to a motorbike garage, home office and storeroom – ideal for working from home. There is private driveway parking for 2-3 cars. There is a generous, enclosed, east-facing lawned rear garden. This unique home is situated near the historic heart of Sherborne town in a popular residential address. It has been finished to a stylish, contemporary yet eclectic standard throughout retaining many lovely, period features including elegant ceiling heights, mouldings, cast iron period fireplace surrounds and full height bay windows. The house is heated via a gas fired radiator central heating system, electric under floor heating and also boasts double glazing. It is enviably free from the restrictions of Grade II listing. The well-arranged, deceptively spacious accommodation enjoys a fantastic level of natural light from a sunny west-to-east aspect, large feature windows and comprises entrance reception hall, sitting room/dining room, ‘wow factor’ open-plan kitchen family room with bi-folding doors opening on to the rear garden, utility room and ground floor WC. On the first floor there is a landing/study area, two generous double bedrooms and a first floor luxury bathroom. On the second floor there is a huge third double bedroom with walk-though dressing area and en-suite shower room/WC. The house is a short walk to the historic town centre of Sherborne with its superb boutique high street on the doorstep with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. It is also a short walk to the mainline railway station to London Waterloo. 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.

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Council Tax Band: C





Wrought iron gate and front pathway to front door. Double glazed front door leads to

ENTRANCE HALL: 12’2 maximum x 3’1 maximum. Staircase rises to the first floor, excellent ceiling heights, painted panelling, period-style radiator, moulded skirting boards and architraves, moulded dado rail, engineered oak flooring, telephone point. Oak door leads to main reception room areas.

SITTING ROOM: 23’4 maximum x 11’6 maximum. A generous main reception room enjoying excellent ceiling heights, full height period bay window to the front with uPVC double glaze windows enjoying a sunny south westerly aspect, period-style fire surround with living flame gas fire, moulded skirting boards and architraves, engineered oak flooring, radiator, telephone point, TV ariel attachment. Pine door leads to under stairs storage cupboard space. Large entrance leads to

OPEN-PLAN KITCHEN FAMILY ROOM: 27’3 maximum x 18’5 maximum. A simply fantastic open-plan living space with double glazed bi-folding doors opening onto the rear garden, timber effect ceramic floor tiles, radiator, three double glazed Velux ceiling windows to the side, uPVC double glazed door to the front. An extensive range of contemporary kitchen units comprising laminated worksurface, decorative tiled surrounds, inset stainless steel sink bowl and drainer unit with mixer tap over, a range of fitted cupboards under, integrated dishwasher, integrated drinks cooler, a range of matching wall mounted cupboards, built-in eye-level stainless steel microwave grill and two electric ovens, large island unit with laminated worksurface, five burner mains gas hob with ceiling mounted cooker hood / extractor fan above, a range of drawers and pan drawers under, breakfast bar, under floor heating, fitted cupboard houses Worchester Bosch gas fired boiler. Oak door leads to

UTILITY ROOM: 9’ maximum x 4’9 maximum. Laminated worksurface, space and plumbing for washing machine and tumble dryer under, timber effect ceramic floor tiles. Oak door leads to

CLOAKROOM / WC: 5’6 maximum x 3’2 maximum. Fitted low level WC, wall mounted wash basin, tiled splash back, chrome heated towel rail, ceramic timber effect floor tiles, extractor fan, illuminated mirror.

Staircase rises from the entrance reception hall to the

FIRST FLOOR LANDING: 17’11 maximum x 8’ maximum including small study area. Excellent ceiling heights, painted panelling, moulded skirting boards and architraves, uPVC double glazed window to the side. Oak doors lead off the first floor landing to the first floor rooms.

BEDROOM TWO: 14’5 maximum x 10’1 maximum. A generous double bedroom, two uPVC double glazed windows to the front, radiator, two fitted wardrobe cupboards, cast iron period fire surround.

BEDROOM THREE: 10’10 maximum x 9’3 maximum. A third double bedroom, uPVC double glazed window to the rear, moulded picture rail, moulded skirting boards and architraves, radiator, brick fire surrounds.

FIRST FLOOR FAMILY BATHROOM: 8’10 maximum x 7’7 maximum. A modern white suite comprising fitted low level WC, glazed corner shower cubicle with wall mounted mains power shower over, pedestal wash basin, free standing slipper bath with chrome shower tap stand, tiled walls, uPVC double glazed window to the rear, illuminated wall mirror, chrome heated towel rail, extractor fan.

Staircase rises from the first floor landing to the second floor. Oak door leads to

MASTER BEDROOM:17’3 maximum x 14’ maximum. A generous double bedroom enjoying a light dual aspect with uPVC double glazed windows to the side and rear, moulded skirting boards and architraves, door leads to eves storage space, period-style radiator, TV point. Oak door leads to

ATTACHED DRESSING ROOM: 7’ maximum x 6’1 maximum. Sliding doors

lead to fitted wardrobes, uPVC double glazed window to the side enjoying views across Sherborne town to hills beyond, fitted drawer and cupboard units, worksurface. Oak door leads to

EN-SUITE SHOWER ROOM: 8’3 maximum x 5’11 maximum. A modern white suite comprising low level WC, circular wash basin on wash stand over cupboard, mixer tap over, glazed shower cubicle with wall mounted mains shower over, chrome heated towel rail, illuminated wall mirror, uPVC double glazed window to the side, tiling to splash prone areas, extractor fan.

OUTSIDE:
At the front of the property is a portion of front garden laid to paving and stone chippings, enclosed by wrought iron railings and miniature walls, wrought iron gate gives access to pathway leading to front door.
Side pathway gives access to side area ideal for storing recycling containers and wheelie bins, path giving access to uPVC double glazed door to kitchen family room.

The MAIN GARDEN is situated at the rear of the property. The rear garden measures 55’8 in depth x 20’2 in width. It is level and laid mainly to lawn, enclosed by timber panel fencing, tiled patio seating area with outside light and outside tap. The rear garden boasts an easterly aspect. At the rear of the garden is a

LARGE DETACHED OUTBUILDING: 25’2 in depth x 19’3 in width. Formerly a double garage. Light and power connected. The current owner will configure this building as requested by the buyer.

A dropped curb at the rear of the property gives access from Harbour Road to a

PRIVATE DRIVEWAY measuring 21’8 in depth x 18’11 in width providing off road parking for 2-3 cars.



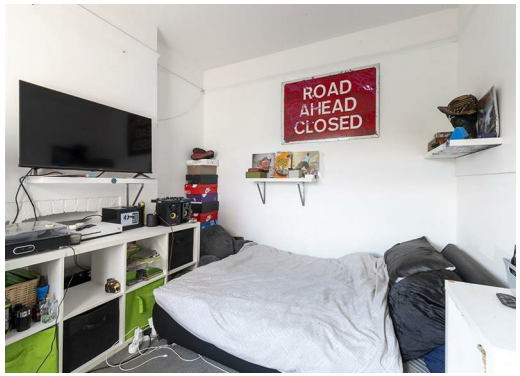






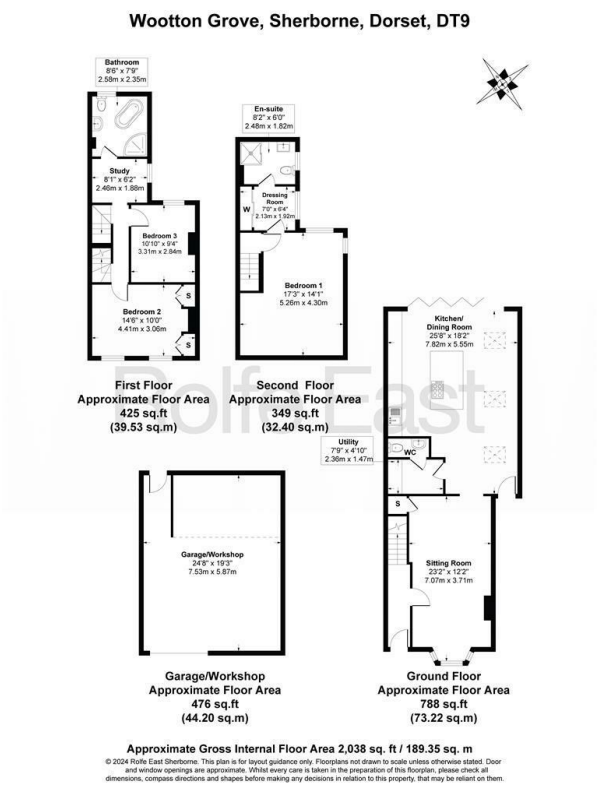





ROAD
AHEAD
CLOSED









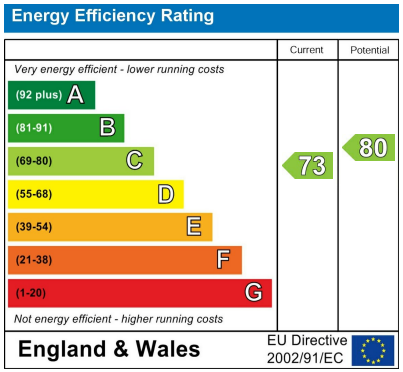
Directions

Viewings

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

Council Tax Band

C



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