# Rolfe East







## South Street, Sherborne, DT9 3LY

### Offers In Excess Of £300,000

- LARGE 2/3 BEDROOM GROUND FLOOR APARTMENT (1429 SQUARE FEET).
- VERY SHORT LEVEL WALK TO MAINLINE RAILWAY STATION TO LONDON WATERLOO.
- LARGE SITTING ROOM PLUS GARDEN ROOM / DINING ROOM.
- COVETED SHARE OF FREEHOLD.
- EXCELLENT TOWN CENTRE LOCATION - TOP ADDRESS.
- BOUTIQUE TOWN CENTRE AND HIGH STREET ON THE DOORSTEP!
- GAS FIRED RADIATOR CENTRAL HEATING AND PERIOD-STYLE uPVC DOUBLE GLAZING.
- ALLOCATED PARKING FOR ONE CAR, VISITORS PARKING AND COMMUNAL GARDEN AREA.
- MASTER DOUBLE BEDROOM WITH EN-SUITE SHOWER ROOM.
- EXCELLENT DECORATIVE ORDER THROUGHOUT.

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

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

# Flat 2 Bainton House South Street, Sherborne DT9 3LY

‘Flat 2 Bainton House’ is a deceptively spacious, ground floor apartment (1429 square feet) forming part of an attractive, imposing, natural stone building situated in a conservation area in one of the very best residential addresses in Sherborne – South Street. The property is a hop, skip and a jump away from the boutique High Street and historic centre of Sherborne and is also a very short, level walk to the mainline railway station making London Waterloo directly in just over two hours. The flat is beautifully presented with flexible two – three bedroom accommodation extending to 1173 square feet. The property boasts the use of pretty communal gardens and a large residents parking area. There is allocated parking for one car plus visitors parking available. The apartment is heated via mains gas-fired radiator central heating and also benefits from uPVC period-style double glazed sash windows. It retains many period character features including excellent ceiling heights. It has the enviable benefits of being free from Grade II listing and is offered with a long lease plus a share of the freehold. The well-arranged accommodation enjoys a good level of natural light and comprises large entrance reception hall, sitting room, garden room / dining room, master double bedroom with en-suite shower room, second double bedroom, third occasional bedroom / dressing room / office, a family bathroom with laundry room off. There are superb countryside and town centre walks from very nearby – ideal as you do not need to put the dogs or the children in the car! It is only a very short walk to the historic town centre of Sherborne with its superb boutique high street 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 very short, level walk to the mainline railway station to London Waterloo.

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Council Tax Band: C





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.

Period storm porch. Private panelled and glazed front door leads to

ENTRANCE RECEPTION HALL: 18’9 maximum x 11’10 maximum. A generous greeting area providing a heart to the home, moulded skirting boards and architraves, ceramic floor tiles, cupboard houses electric meter, radiator. Panel door leads to shelved storage cupboard space. Panel doors lead off the entrance reception hall to the main rooms.

SITTING ROOM: 18’7 maximum x 14’9 maximum. A generous main reception room enjoying excellent ceiling heights, two uPVC double glazed period-style sash windows to the rear enjoying a sunny south easterly aspect and overlooking parking area and communal gardens, cast iron period fire surround, moulded skirting boards and architraves, TV point, telephone point, radiator, fitted cupboard, fitted dresser unit with cupboard and bookshelves. Corner cupboards houses boiler. Panel door leads from the sitting room through to the

KITCHEN BREAKFAST ROOM: 14’5 maximum x 10’2 maximum. A stylish range of replacement Shaker-style kitchen units comprising stone effect composite worksurfaces, inset composite one and a half sink bowl and drainer unit with mixer tap over, inset electric Neff induction hob with electric oven under, a range of drawers and cupboards under, integrated dishwasher, recess provides space for upright fridge freezer, retractable larder cupboard, a range of matching wall mounted cupboards with under unit lighting, wall mounded concealed cooker hood extractor fan, island unit with breakfast bar, fitted cupboards, retractable storage cupboard and fitted wine rack under, floor tiles, moulded skirting boards and architraves, uPVC double glazed period style sash window to the side. Multipane double doors lead from the kitchen breakfast room to the

GARDEN ROOM / DINING ROOM: 10’3 maximum x 9’ maximum. Large uPVC double glazed windows to the rear enjoying a sunny south easterly aspect overlook the communal parking area and gardens, uPVC double glazed double French doors open to the rear, floor tiling, window seat with storage cupboard, light and power connected.

MASTER BEDROOM: 14’3 maximum x 12’2 maximum. A generous double bedroom, two uPVC period-style double glazed sash windows to the front, moulded skirting boards and architraves, fitted wardrobes, wall mounted contemporary radiator, moulded skirting boards and architraves. Panel door leads to

EN-SUITE SHOWER ROOM: 12’2 maximum x 3’10 maximum. A modern white suite comprising low level WC, wash basin over storage cupboard, glazed double sized shower cubicle with wall mounted mains shower over, tiles walls and floor, extractor fan, illuminated wall mirror, chrome heated towel rail.

BEDROOM TWO: 14’7 maximum x 12’11 maximum. A second generous double bedroom, uPVC period-style double glazed sash window to the front, moulded skirting boards and architraves, radiator, timber panelling, shelved alcove, fireplace with Dimplex Optimyst Optiflame vapour fire, panel doors lead to fitted wardrobe cupboard space.

BEDROOM THREE / OFFICE: 8’8 maximum x 8’8 maximum. Internal top light window to the entrance reception hall, light and power connected, fitted shelving. Double doors lead to walk-in wardrobe cupboard space.

FAMILY BATHROOM: 10’6 maximum x 7’2 maximum. A white, period-style Heritage suite comprising pedestal wash basin, low level WC, painted panelled jacuzzi bath with mains shower over, glazed screen, painted panelling to dado height, tiled floor, radiator and heated towel rail, period-style double glazed uPVC sash window to the rear, extractor fan. Folding door leads to

LAUNDRY ROOM: Sash window to the side, space and plumbing for washing machine, water softener, tiled floor, light and power connected.

OUTSIDE:
At the front of the property the front door opens onto South Street, one of Sherborne’s top addresses.
At the rear of the property shared vehicular access leads to a residents parking area, where the property comes with 1 allocated parking space and plenty visitors parking. A variety of communal seating areas, flowerbeds and borders enjoying a selection of mature trees, plant and shrubs, outside security lighting, outside tap.









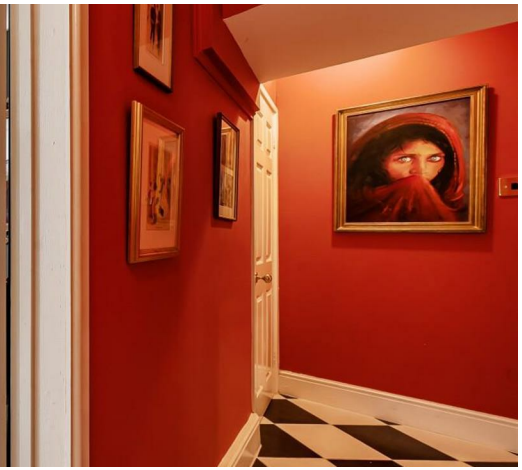


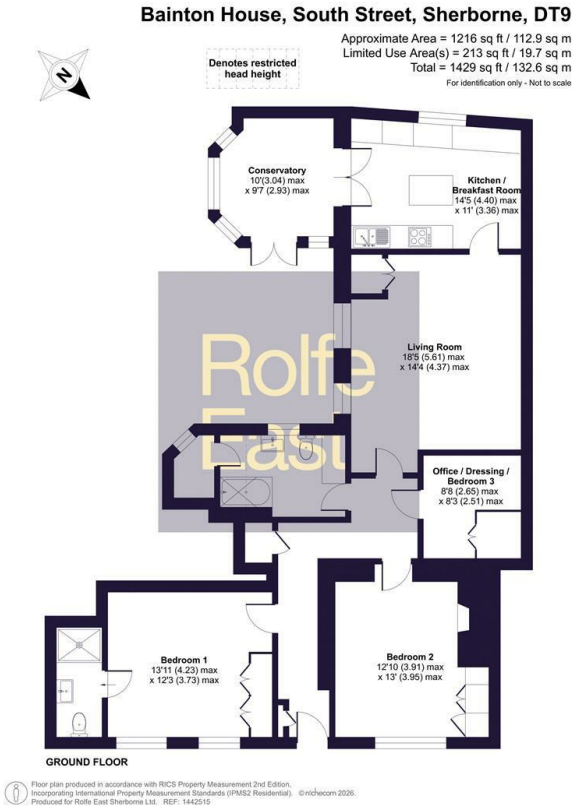
















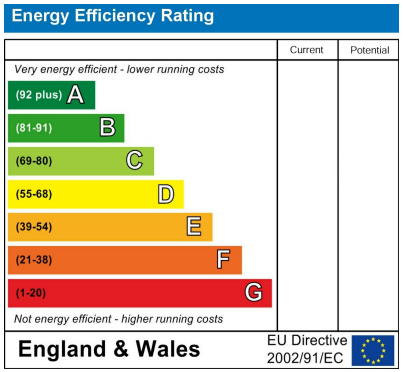
## Directions

## Viewings

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

## Council Tax Band

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