

# Rolfe East



**Long Street, Sherborne, DT9 3DE**

Guide Price £1,100,000

- SIMPLY STUNNING FULLY RENOVATED PERIOD GRADE II LISTED DETACHED HOME.
- GATED SWEEPING PRIVATE DRIVEWAY PROVIDING PARKING FOR 4 CARS OR MORE.
- FOUR RECEPTION AREAS, FOUR / FIVE BEDROOMS AND THREE BATHROOMS PLUS WC.
- TOP TOWN CENTRE ADDRESS - SHORT LEVEL WALK TO RAILWAY STATION TO LONDON.
- GENEROUS CORNER PLOT EXTENDING TO JUST UNDER A QUARTER OF AN ACRE (0.22).
- DETACHED DOUBLE GARAGE.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND SECONDARY DOUBLE GLAZING.
- VAST HIGHLY FLEXIBLE ACCOMMODATION (3224 SQUARE FEET) WITH 2 STAIRCASES.
- PLANNING PERMISSION TO EXTEND / CONVERT GARAGE ON FIRST FLOOR TO ANNEX.
- EXQUISITE INTERIOR DESIGN, COLOUR SCHEMES AND CHARACTER FEATURES.

# The Vines Long Street, Sherborne DT9 3DE

'The Vines' is a simply vast, stunning, unique, deceptively spacious (3224 square feet), Grade II listed town residence in one of Sherborne's most sought-after residential address, occupying a choice corner plot extending to just under a quarter of an acre (0.22 acres approximately) with feature gardens boasting sunny easterly and southerly aspects. The property boasts a private, gated driveway providing off road parking for four cars or more, leading to a detached double garage. The detached double garage has planning permission in place to create a first floor extension to create a self-contained annexe or ideal work-from-home space. The current owners have carried out a substantial and tasteful renovation throughout with stylish, bespoke kitchen, luxury bathrooms and sublime colour schemes throughout. The house is heated by a mains gas-fired radiator central heating system and secondary double glazing. The accommodation is very flexible with two staircases servicing the first floor. It boasts excellent levels of natural light from a sunny west to east aspect, dual / triple aspects in some of the rooms and feature windows. It comprises large entrance reception hall, sitting room, dining room, 'wow factor' open plan kitchen / breakfast room, rear lobby, utility room area, ground floor WC and snug / office / occasional ground floor bedroom five. On the first floor there are two landing areas, impressive master double bedroom with en-suite shower room, three further double bedrooms, a luxury family bathroom and second bathroom. This lovely home also has country walks and walks to the pretty town centre not far from the front door – ideal as you do not have to put the children or the dogs in the car! It is a short, level walk to the historic town centre of Sherborne. Sherborne boasts a superb boutique high street with coffee shops, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world famous private schools.



Council Tax Band: G



It is also a short, level walk to the mainline railway station making London Waterloo directly in just over two hours. 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.

A welcoming and expansive entrance reception hall with parquet flooring connects all the main reception rooms and provides access to the pleasant gardens. Steps lead down to the fantastic dual aspect kitchen with bespoke joinery, granite worktops and an appealing central Island unit with breakfast bar area. Leading from here is a fabulous. generous sitting room, dual aspect with double doors leading out onto the sun terrace and a link through to a separate study / occasional ground floor bedroom five. The living accommodation also includes a further reception room located on the far side of the hall, providing another flexible space for family enjoyment with centrepiece fireplace with wood burner inset. There is a most useful utility area housing the boiler, cloakroom / ground floor WC and rear lobby to gardens. The first floor is accessed via two independent stairways, from which four double bedrooms are accessed. The master suite is served by its own high end en-suite facilities and the remaining bedrooms served by a further two beautifully fitted luxury family bathrooms.

#### Services:

All mains services connected. Gas central heating.  
Council Tax Band G - Dorset Council.

#### Additional Information:

Broadband: FTTP—Ultrafast broadband is available—highest available download speed 1000 Mbps, highest available upload speed 1000 Mbps. Cuckoo (formerly known as Jurassic).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).







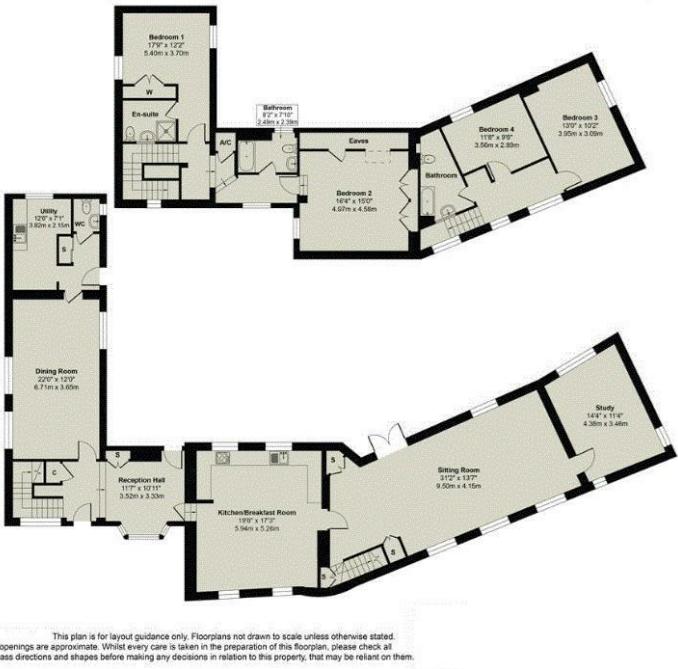
## Long Street, Sherborne, Dorset, DT9

Approximate Area = 2,831 sq ft / 263.05 sq m

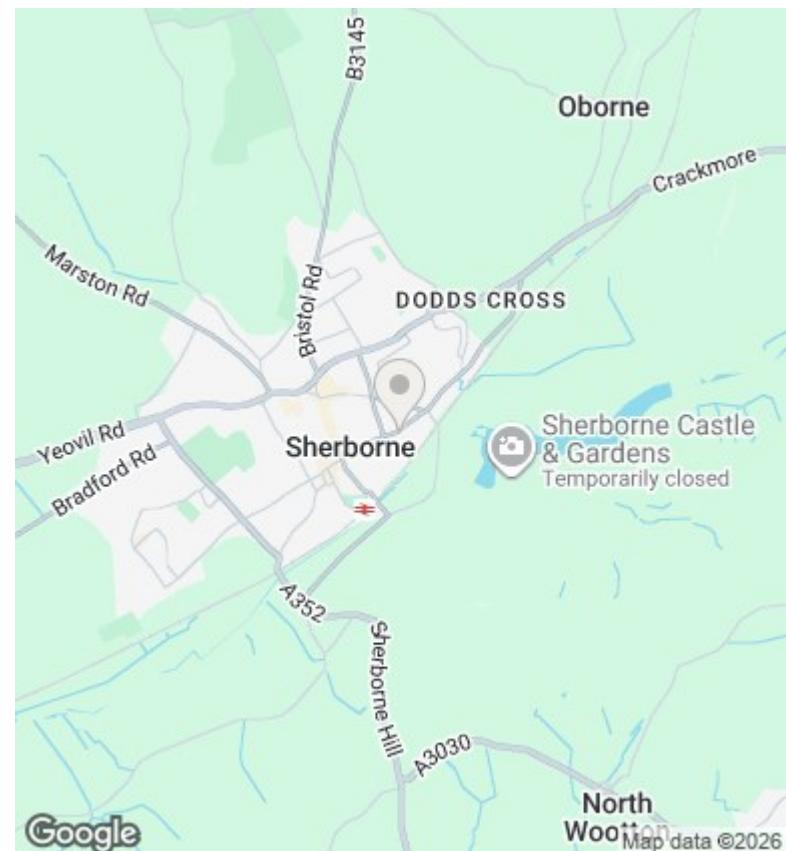
Garage/Workshop = 393 sq ft / 36.56 sq m

Total = 3,224 sq ft / 299.61 sq m

For identification only - Not to scale



© 2024 This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. Whilst every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.



## Directions

## Viewings

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

## Council Tax Band

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