# Rolfe East







## South Street, Sherborne, DT9 6JG

### Guide Price £220,000

- PERIOD CHARACTER MID-TERRACE COTTAGE DATING BACK TO 1821.
- RECENTLY RENOVATED WITH ELECTRIC RADIATOR HEATING AND uPVC DOUBLE GLAZING.
- FREE UNRESTRICTED STREET PARKING AT THE FRONT.
- SHORT DRIVE TO SHERBORNE TOWN AND RAILWAY STATION TO LONDON WATERLOO.
- FABULOUS COUNTRY LANE LOCATION A SHORT WALK TO THE VILLAGE CENTRE.
- SUNNY WEST-TO-EAST ASPECT.
- VILLAGE SHOP, CAFE AND VILLAGE HALL A SHORT WALK AWAY.
- GENEROUS LEVEL REAR GARDEN - EAST FACING.
- TWO GENEROUS DOUBLE BEDROOMS AND GROUND FLOOR BATHROOM.
- COUNTRYSIDE AND LANE WALKS FROM THE FRONT DOOR!

80 Cheap Street, Sherborne, Dorset, DT9 3BJ
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# 2 Reads Cottages South Street, Sherborne DT9 6JG

‘2 Reads Cottages’ is a beautifully presented, terraced, period house dating back to 1821 and situated in a popular, ‘tucked away’ residential address, a short walk to the pretty village centre, village shop and cafe and village hall. It is a short drive to Sherborne town centre and the mainline station to London Waterloo. This awesome home has been the subject of full recent renovation and boasts a generous, level rear garden enjoying a sunny easterly aspect. There is free, unrestricted parking on the lane at the front. It benefits from good levels of natural light from a sunny west-to-east aspect. It is enhanced by uPVC double glazing and is heated by an electrically fired radiator central heating system. The accommodation is well arranged, extending to 538 square feet and comprises sitting room / dining room, kitchen with Shaker-style kitchen units, rear lobby and ground floor bathroom. On the first floor there is a landing area and two generous double bedrooms. There is plenty of potential to add a first floor family bathroom, subject to the necessary permission. Some of the rooms on the first floor enjoy pleasant views to nearby countryside. The property is a short walk to the village shop / café and has countryside walks from nearby the front door – ideal as you do not need to put the children or the dogs in the car! The historic town centre of Sherborne is a short drive away 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 short drive to two mainline railway stations making London Waterloo directly in just over two hours. Sherborne has also 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 restaurant that is in the building of the original Sherborne House.

2 1 1 E

Council Tax Band: B





Paved pathway to storm porch. Double glazed and panelled front door leads to

SITTING ROOM: 13’9 maximum x 10’11 maximum. A beautifully presented main reception room, uPVC double glazed window to the front enjoying a westerly aspect, radiator, telephone point, staircase rises to the first floor, understairs storage recess area. Entrance leads from the sitting room through to the

KITCHEN BREAKFAST ROOM: 8’10 maximum x 8’8 maximum. A range of Shaker-style kitchen units comprising oak effect worksurface, inset sink bowl and drainer unit with mixer tap over, inset electric induction hob with stainless steel electric oven under, a range of drawers and cupboards under, space and plumbing for washing machine, space for under counter fridge, and range of matching wall mounted cupboards and glazed display cabinets, wall mounted stainless steel cooker hood extractor fan, tiled surrounds, oak effect flooring, uPVC double glazed window to the side. Entrance leads to

REAR LOBBY: Double glazed door leads to the rear garden, radiator, timber effect flooring. Door leads to

GROUND FLOOR BATHROOM: 8’8 maximum x 4’9 maximum. A modern white suite comprising low level WC, wash basin over storage cupboard, mixer tap over, p-shaped panel bath with electric shower over, shower rail, tiled walls and floor, extractor fan, heated towel rail, uPVC double glazed window to the rear.

Staircase rises from the sitting room to the first floor landing, fitted cupboard space. Doors lead off the landing to the first floor rooms. Loft storage space.

BEDROOM ONE: 12’1 maximum x 11’4 maximum. A generous double bedroom, uPVC double glazed window to the front enjoying a westerly aspect, radiator. Door leads to cupboard housing electric boiler.

BEDROOM TWO: 12’1 maximum x 8’11 maximum. A second generous double bedroom, uPVC double glazed window to the side, radiator.

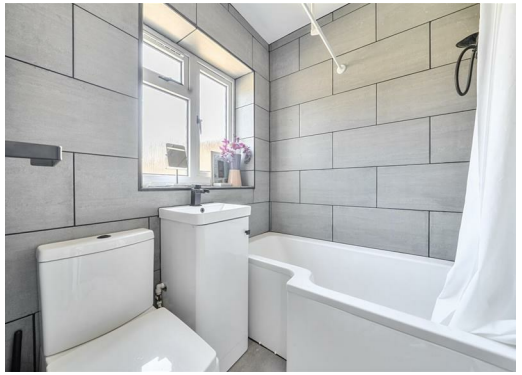
OUTSIDE:
At the front of the property a paved pathway leads to storm porch. There is free unrestricted parking on the lane in front of the property.

The MAIN GARDEN is situated at the rear of the house measuring 21’8 maximum in width x 52’ maximum in length. This level, generous rear garden is enclosed by timber panel fencing and laid mainly to lawn, timber garden shed with power connected, area to store recycling containers and wheelie bins. There is shared access at the side of the terrace for the residents to gain access to their rear gardens.









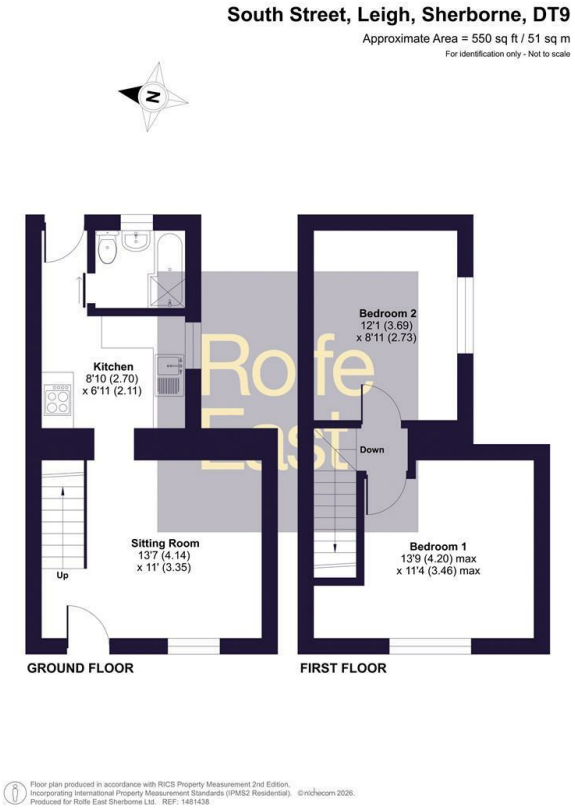
















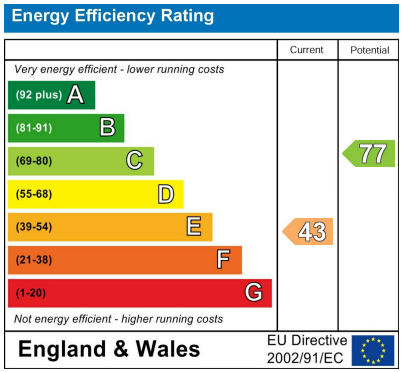
## Directions

## Viewings

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

## Council Tax Band

B




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