Rolfe East

Vale Street, Henstridge, BA8 0SQ

Guide Price £599,950

- STUNNING NATURAL STONE PERIOD DOUBLE-FRONTED DETACHED HOUSE WITH ANNEX.
- EXCELLENT RESIDENTIAL ADDRESS ON QUIET LANE VERY NEAR PRETTY VILLAGE CENTRE.
- OPEN-PLAN KITCHEN BREAKFAST ROOM WITH FRENCH DOORS ONTO REAR GARDEN.
- SHORT DRIVE TO SHERBORNE AND TWO MAINLINE RAILWAY STATIONS TO LONDON.
- SUPERB ONE BEDROOM ANNEX WITH SEPARATE SITTING ROOM AND PATIO GARDEN.
- PROPERTY RECENTLY UNDERGONE FULL RENOVATION AND REFURBISHMENT.
- LOVELY GARDENS AT THE FRONT, SIDE AND REAR PLUS SUNNY ASPECT.
- PRIVATE DRIVEWAY PARKING FOR FOUR CARS.
- OIL-FIRED RADIATOR CENTRAL HEATING AND BESPOKE DOUBLE GLAZING.
- VERY SHORT WALK TO VILLAGE SHOP / POST OFFICE, PUB, PRIMARY SCHOOL ETC.

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

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

Denevale Vale Street, Henstridge BA8 0SQ

WITH LARGE ANNEX FOR FAMILY USE! ‘Denevale' is a simply stunning, double-fronted, natural stone, period, detached house (1762 square feet) situated in a highly sought-after residential village address, a short walk to the pretty village centre and amenities. It is a short drive to the historic town centre of Sherborne and two mainline railway stations to London Waterloo. The property occupies a large level plot and beautiful landscaped gardens at the front, side and rear. There is a private driveway providing parking for 4 cars at the side of the house. This property has the huge benefit of a large, natural stone one bedroom annex at the rear. It offers scope for extension – subject to planning permission. It is enhanced by oil-fired radiator central heating and also benefits from bespoke period-style double glazing. The annex is for ancillary use only for one family. The house has been finished to an exceptional standard throughout offering an eclectic blend of character features and contemporary open-plan accommodation. Character features include exposed beams, period fireplace surrounds and panel doors. The well-arranged accommodation boasts superb levels of natural light from dual aspects and a sunny southerly aspect at the front. It comprises entrance hall, sitting room, dining room, impressive open-plan kitchen family room and ground floor WC / cloakroom, On the first floor there is a split-level landing area, master double bedroom with walk-in wardrobe, two further generous double bedrooms and a family bathroom. There are great country lane dog walks from the front door as well as a short walk to the nearby village centre. The village of Henstridge has a church, two public houses and a primary school and additional local services found nearby at Stalbridge where there is the popular Dykes independent supermarket and a range of local shops.

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Council Tax Band: E

It is a short drive to the picturesque, historic town centre of Sherborne with its 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. It is also a short drive to two mainline railway stations to 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.

Double glazed and panelled front door leads to

ENTRANCE HALL: Staircase rises to the first floor, radiator, moulded skirting boards and architraves, painted panelling to dado height. Pine panelled door leads from the entrance hall to

DINING ROOM: 14'9 maximum x 10'5 maximum. Able to accommodate large dining room table. Period style double glazed window to the front, painted panelling, moulded skirting boards and architraves, natural stone fireplace recess with paved hearth, two feature alcoves, radiator, two radiators. Pine panel door leads from the dining room through to the

SITTING ROOM: 15'10 maximum x 14'8 maximum. A beautifully presented room enjoying a wealth of character features. Double glazed period style window to the front. Painted panelling, moulded skirting boards and architraves, feature period fireplace recess with natural stone elevations and exposed beam, paved hearth. Two period style radiators, moulded skirting boards and architraves. Pine panel door from the sitting room leads to

OPEN-PLAN KITCHEN BREAKFAST ROOM: 24' maximum x 9'8 maximum. A superb contemporary open-plan living space with double glazed period style double French doors opening on to the rear garden. Large feature double glazed windows to the rear. This room is split into two main areas. Kitchen area - An extensive range of recently replaced contemporary kitchen units comprising Corian work surface, inset double sink bowl with mixer tap over, inset Neff induction hob, A range of drawers, pan drawers and cupboards under, corner carousel unit, integrated Neff dishwasher, integrated Neff washing machine, built-in eye level stainless steel Neff electric oven and grill, fitted retractable larder cupboard, integrated fridge and freezer, breakfast bar, a range of matching wall mounted cupboards, concealed cooker hood extractor fan, coloured glass splashback, slate tiled floor. Breakfast room area - Contemporary radiator, slate tiled floor. Feature recess with work surface and storage cupboards under. Inset feature ceiling lighting. Panel door leads to

CLOAKROOM / BOILER ROOM: 10'6 maximum x 4'5 maximum. Low level WC. Double glazed window to the side. Wall mounted wash basin. Grant floor standing oil fired central heating boiler. Oak flooring, radiator.

Staircase rises from the entrance hall to the first floor.

SPLIT LEVEL FIRST FLOOR LANDING: 11'10 maximum x 6'4 maximum. Moulded skirting boards and architraves. Period pine panel doors lead off the landing to the first floor rooms.

BEDROOM ONE: 13'6 maximum x 10'7 maximum. A generous double bedroom, period style double glazed window to the front with window seat, moulded skirting boards and architraves, contemporary radiator, feature alcove. Panel door leads to

DRESSING ROOM / WALK-IN WARDROBE: 6'6 maximum x 6'11 maximum. Period style double glazed window to the front with window seat, moulded skirting boards and architraves, fitted wardrobe cupboard space, radiator.

BEDROOM TWO: 8'11 maximum x 13'5 maximum. A second generous double bedroom, period style double glazed window to the front with window seat, moulded skirting boards and architraves, two feature alcoves, period stone fire surround with cast iron grate, contemporary radiator. ceiling hatch and ladder lead to loft storage space.

BEDROOM THREE: 11'2 maximum x 7'10 maximum. A third double bedroom, period style double glazed window to the rear overlooks the rear garden, contemporary radiator. Double doors lead to walk-in wardrobe with electric light connected.

FAMILY SHOWER ROOM: 9'6 maximum x 8'2 maximum. A recently replaced contemporary shower room boasting a white suite comprising fitted low level WC, two circular his-and-hers wash basins with tap stands over, tiled splashback, quartz work surface with cupboards under, double sized glazed shower cubicle with wall mounted mains shower over, contemporary heated towel rail, radiator, period style double glazed window to the rear, extractor fan, insert ceiling lighting, Cupboard houses pressurised hot water cylinder and immersion heater, slatted shelving.

OUTSIDE: This property occupies a generous level plot extending to *** of an acre. At the front of the property there is an enclosed garden laid to stone chippings boasting a variety of well-stocked flowerbeds and borders with some mature trees and shrubs. The front garden is enclosed by wrought iron railings and natural stone walls. Pathway leads to storm porch with outside light.

A dropped curb from the country lane gives vehicular access to a private driveway, providing off-road parking for up to four cars.

Gates on both sides of the property give access to the rear. Wrought iron gate gives access to a side garden, laid to stone chippings and boasting a variety of well-stocked shaped flowerbeds and borders, enjoying a selection of mature trees, fruit trees, rose bushes and plants. Double timber gates house area for oil tank. Side garden continues to the main rear garden. Laid mainly to lawn and boasting a stone paved patio seating area under timber pergola. Outside lighting, outside tap, outside power point, two rainwater harvesting butts. A variety of well-stocked flower beds and borders. Vegetable garden. The rear garden enjoys a good degree of privacy and is enclosed by timber panel fencing and natural stone walls. Timber garden store.

NATURAL STONE ANNEX: Timber gate gives access from the driveway area to a private garden, servicing the annex. Garden is laid to stone paved patio seating area with outside power point, outside lighting, LPG canisters, double glazed front door leads to entrance hall area. Entrance

leads to

KITCHEN BREAKFAST ROOM: 14'9 maximum x 10'1 maximum. A range of Shaker-style panelled kitchen units comprising oak work surface, inset circular sink bowl and drainer unit, mixer tap over, decorative tiled surrounds, inset stainless steel Bosch LPG fired hob with stainless steel electric oven under, a range of drawers and cupboards under, a range of matching wall mounted cupboards, wall mounted cooker hood extractor fan, Double glazed double doors open onto the front garden. Oak effect flooring, breakfast area, radiator, inset feature ceiling lighting. Panel door leads from the kitchen area to the

SHOWER ROOM: 9' maximum x 5' maximum. A modern white suite comprising low level WC. Wash basin over storage cupboard. Double-sized walk-in shower cubicle with wall-mounted electric shower over, shower boarded surrounds, chrome heated towel rail, extractor fan. Panel door leads to utility cupboard providing space and plumbing for washing machine, slatted shelving.

Panel door from the inner hall leads to

STORE ROOM / DRESSING ROOM: 6'3 maximum x 3'7 maximum. Radiator. Mirrored sliding doors lead to fitted wardrobe cupboard space.

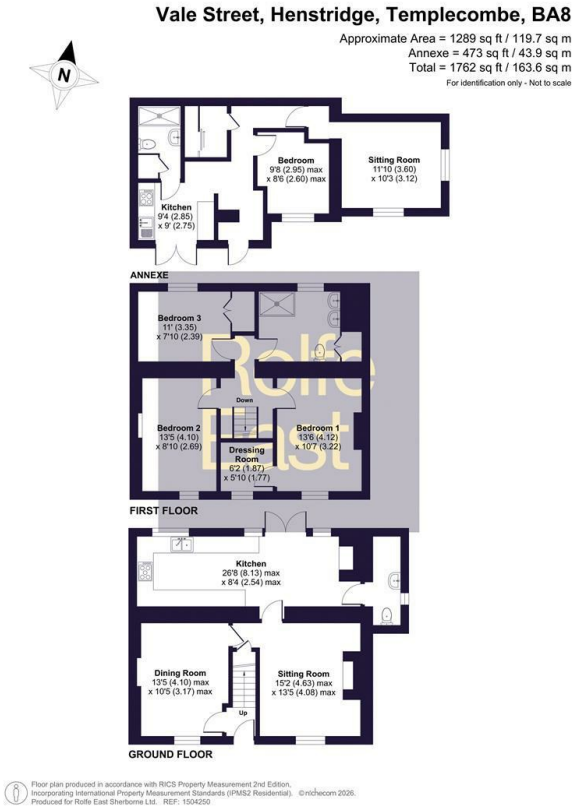
BEDROOM: 9'8 maximum x 8'6 maximum. A double bedroom, double glazed period style window to the front. Radiator, shelved alcove, ceiling hatch leads to loft storage space.

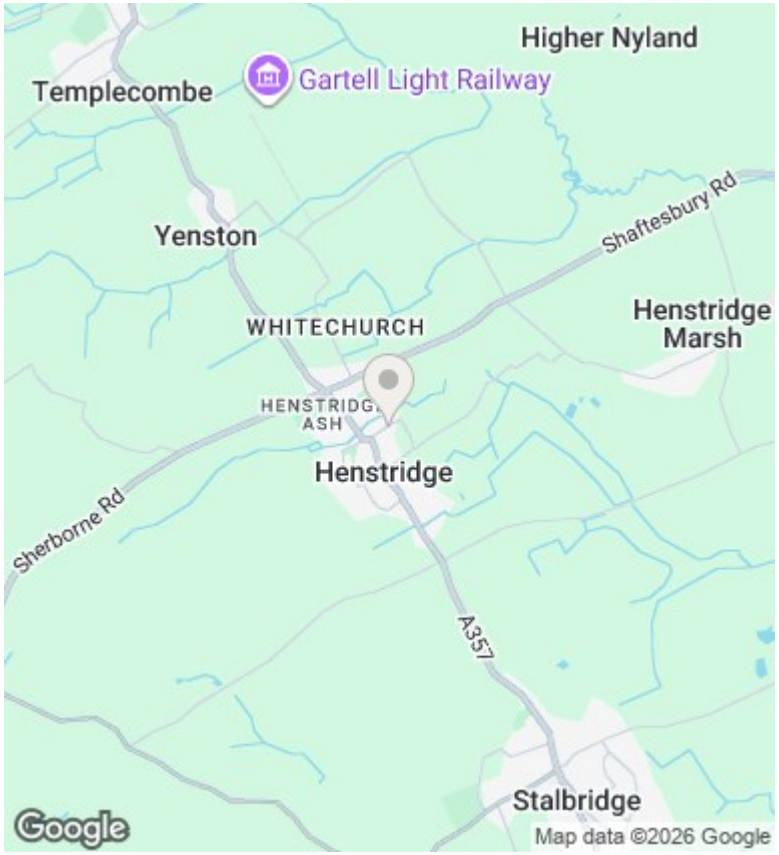
Door from the inner hall leads to

SITTING ROOM: 15'5 maximum x 10'2 maximum. An impressive main reception room enjoying a light dual aspect with two double glazed period style windows, one to the side and one to the front. Impressive vaulted ceiling with exposed beams, radiator, TV point.

CARDAMOM

Annex Sitting
Room





Directions

Viewings

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

Council Tax Band

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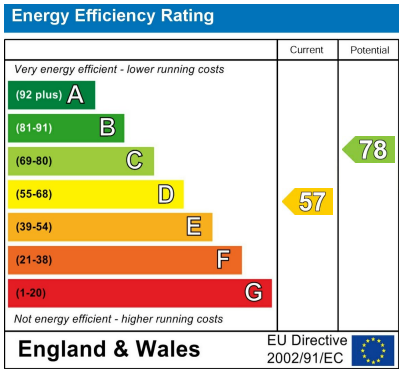

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