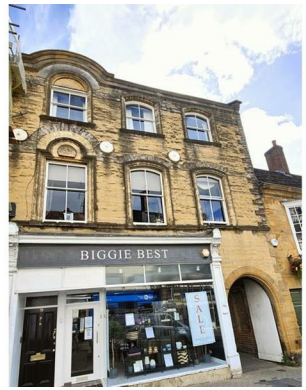
Rolfe East







Cheap Street, Sherborne, DT9 3BA

Guide Price £525,000

- LAVISH, STYLISH, LARGE PERIOD MAISONETTE IN ENVIABLE TOWN CENTRE LOCATION.
- EXCELLENT CEILING HEIGHTS, FEATURE SASH WINDOWS AND PERIOD CHARACTER.
- LUXURY INTERIOR DESIGN.
- A RARE PROPERTY! NO FURTHER CHAIN.
- HUGE, FLEXIBLE ACCOMMODATION EXTENDING TO 1810 SQUARE FEET.
- GAS FIRED RADIATOR CENTRAL HEATING.
- PLEASANT VIEWS ACROSS SHERBORNE TOWN CENTRE AND MARKET SQUARE.
- SUMPTUOUS AND SYMPATHETIC RESTORATION AND RENOVATION THROUGHOUT.
- FOUR / FIVE DOUBLE BEDROOMS.
- SHORT WALK TO MAINLINE RAILWAY STATION TO LONDON WATERLOO.

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

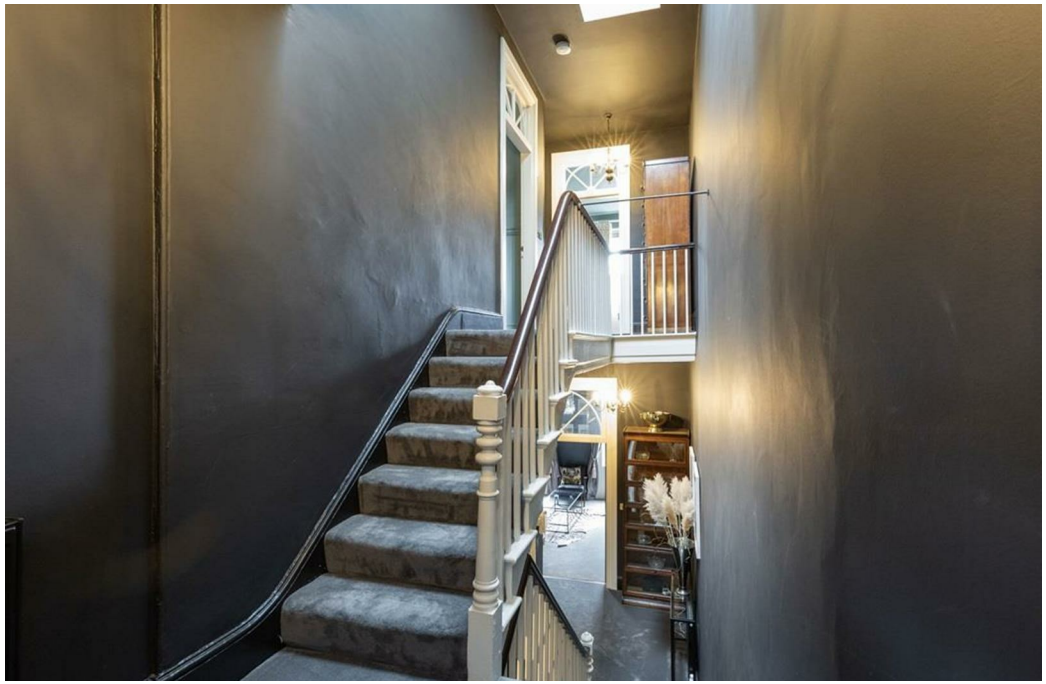
sherborne@rolfe-east.com
https://www.rolfe-east.com/

The Townhouse, 79 Cheap Street, Sherborne DT9 3BA

‘The Townhouse’ is a simply fabulous, huge (1810 square feet), four / five bedroom period maisonette forming part of a handsome, Grade II listed character building in the heart of Sherborne Town centre. This rare, substantial home has been the subject of full, sumptuous renovation and restoration with no expense spared and is now beautifully presented and retains many period character features from the 19th century including impressive, elegant ceiling heights, period panelling and mouldings, large feature sash windows and cast-iron feature fire surrounds. This fantastic town home is heated via a gas-fired radiator central heating system. The property enjoys views of the market square, high street scenes and town centre from many of the windows with some of the top pubs, restaurants and coffee shops on the doorstep. The well laid out, flexible and deceptively spacious accommodation extends to 1810 square feet and enjoys good levels of natural light via large feature windows. A ground floor, private entrance leads to an entrance hall, stairs rise to a split-level first floor reception hall area, sitting room, dining room / double bedroom five, kitchen / breakfast room with utility cupboard, study / double bedroom four and cloakroom / WC. On the second floor, there is a landing area and a master double bedroom with en-suite shower room. On the third floor there is another landing area and two further generous double bedrooms and a luxury family bathroom. There are fantastic countryside dog walks from nearby your front door at the nearby Water Meadows, Purleigh, Sherborne Castles and Quarr Nature reserve. The Town House is plumb in the heart of 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 walk to the mainline railway station making London Waterloo (2.16 hours).

4 2 2 D

Council Tax Band: D





The property is perfect for those aspiring families or couples looking for a second home or pied-a-terre in the town, couples cashing out of the South East and London market or cash buyers looking for their perfect Dorset home to settle in, potentially linked to the wonderful selection of local schools. It may also be of interest to the holiday letting or second home market. THIS IS A VERY RARE OPPORTUNITY TO PURCHASE A UNIQUE TOWN CENTRE HOME. BE QUICK! NO FURTHER CHAIN.

Private front door gives access to ground floor entrance/reception hall, excellent ceiling heights, panelling, period style ceramic floor tiles, radiator, moulded skirting boards and architraves.
Period staircase with brass stair rods rises to the first floor.

Split level first floor reception landing: 23'11 maximum x 16'8 maximum. An impressive first floor entrance reception area with excellent ceiling heights, moulded skirting boards and architraves, two radiators, entry phone system.
Multi pane glazed and panelled double doors with feature top light window give access from the first floor landing to the sitting room providing a full through-measurement of 34'3 maximum.

Sitting room: 16'1 maximum x 13'1 maximum. A beautifully presented main reception room enjoying excellent ceiling heights of 10'9. Two large sash windows to the front enjoy views of Sherborne high street and market square. Period panelling, period ceiling coving, moulded skirting boards and architraves, period style fire surrounds with granite hearth, living flame gas fire, fire side recess shelving, TV point, radiator.

Kitchen/breakfast room: 17'10 maximum x 10'3 maximum. A range of period style, panelled kitchen units comprising marble effect work surface, decorative tiled surrounds, inset ceramic one and a half sink bowl and drainer unit, mixer tap over. Inset Bosch induction hob with Bosch stainless steel oven and grill under, a range of drawers and cupboards under. Bosch integrated dishwasher, Bosch integrated fridge and freezer, a range of matching wall mounted cupboards with under unit lighting, feature recess housing cooker hood extractor fan, top mantle, timber effect flooring, moulded skirting boards and architraves, radiator. Inset LED ceiling lighting, feature sash window to the front with views across the high street and the market square. Double panelled doors lead to fitted high level cupboard space. Panel door to utility cupboard: 6'11 maximum x 3'9 maximum. Work surface, wall mounted shelving, space and plumbing for washing machine and tumble dryer.

Dining room/ occasional double bedroom four: 12'8 maximum x 10'6 maximum. Multi pane feature sash window to the rear, radiator, period style cast iron fire surrounds, excellent ceiling hights, timber effect flooring, fireside fitted cupboard. Multi pane glazed door leads to glazed display cabinet.

Study / occasional double bedroom five: 13'6 maximum x 10'5 maximum. Multi pane sash window to the rear, radiator, fire surround and hearth with gas fire. Panel door leads to walk in cupboard housing Worcester Bosch mains gas fired boiler.

Staircase rises from the first floor landing to the second floor landing, radiator, moulded skirting boards and architraves. Panel door leads to bedroom three.

Bedroom three: 13'4 maximum x 10'4 maximum. A generous double bedroom, multi pane sash window to the rear, radiator, ceiling hatch to loft space. Panel door leads to en-suite shower room.

En-suite shower room: 8’5 maximum x 4’2 maximum. A period style white suite comprising, pedestal washbasin, high level flushing W.C, glazed shower cubicle with wall mounted mains shower over, tiled surrounds, timber effect flooring, multi pane window to the side, heated towel rail.

Staircase rises from the second floor landing to the third floor landing. Radiator, excellent ceiling heights, moulded skirting boards and architraves. Double glazed Velux ceiling window to the rear.
Period panel doors lead off the landing to the third floor rooms.

Bedroom one: 21’4 maximum x 10’7 maximum. A generous double bedroom, large feature sash window to the front, radiator. Period style cast iron fire surround.

Bedroom two: 14’8 maximum x 13’5 maximum. A second generous double bedroom, two feature sash windows to the front, radiator, feature panelling, moulded skirting boards and architraves, cast iron feature period fire surround, excellent ceiling heights.

Luxury family bathroom: 12’7 maximum x 9’2 maximum. A period style white suite comprising roll top free standing bath with period style shower tap stand, Jacobean style oak washstand with inset his-and-hers ceramic sinks. Glazed shower cubicle with wall mounted mains shower, tiled surrounds, radiator, heated towel rail, timber effect flooring, panelling to dado height, high level flushing W.C, multi pane sash window to the rear, extractor fan, radiator.























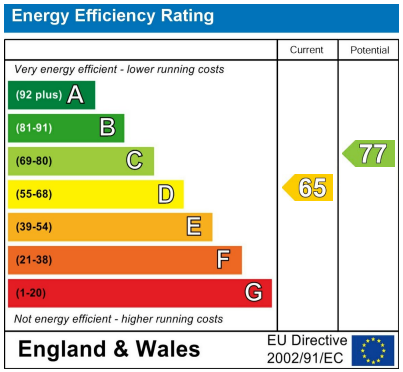
Directions

Viewings

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

Council Tax Band

D



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