Rolfe East







Church Road, Thornford, DT9 6QE

Guide Price £450,000

- MODERN PERIOD-STYLE CHARACTER SEMI-DETACHED THATCHED COTTAGE.
- LARGE LEVEL REAR GARDEN ENJOYING AN EASTERLY ASPECT.
- LARGE MASTER BEDROOM WITH EN-SUITE BATHROOM AND DRESSING ROOM.
- VACANT - NO FURTHER CHAIN.
- DECEPTIVELY SPACIOUS ACCOMMODATION EXTENDING TO 1996 SQUARE FEET.
- DOUBLE GLAZING, OIL FIRED CENTRAL HEATING PLUS HAMSTONE OPEN FIREPLACE.
- TOP DORSET VILLAGE ADDRESS IN THE PRETTY HEART.
- DOUBLE GARAGE PLUS PARKING.
- THREE DOUBLE BEDROOMS.
- WALKING DISTANCE OF VILLAGE PUB, SHOP, VILLAGE HALL AND PRIMARY SCHOOL.

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Clipper Cottage Church Road, Thornford DT9 6QE

VACANT - NO FURTHER CHAIN. ‘Clipper Cottage’ is a very attractive, natural stone, modern, period-style, character, semi-detached, double-fronted cottage (1996 square feet). situated in a prestigious, ‘tucked away’ address in the heart of this pretty Dorset village, a very short walk to the popular village pub, shop and primary school. It is a very short drive to the historic town centre of Sherborne and the mainline railway station to London Waterloo. The property is deceptively spacious and stands in a generous, level plot with large rear garden boasting an easterly aspect – absolutely ideal for keen gardeners, families or dogs! There is a large double garage with off road parking at the rear. This property is ideal for those who enjoy cottage character features and an attractive frontage but without the headaches that period of Grade II listing brings. The house benefits from timber double glazing, a carved Hamstone open fireplace and oil-fired radiator central heating. Other features include exposed beams and excellent ceiling heights. The property boasts excellent levels of natural light from a sunny west-to-east aspect plus large windows and dual aspects. The well-arranged, deceptively spacious accommodation is arranged over two floors. It comprises large entrance reception hall, large sitting room, generous dining room, open plan kitchen / breakfast room, utility room and ground floor WC / cloakroom. On the first floor, there is a large gallery landing area, huge master double bedroom with en-suite dressing room and bathroom, two further generous double bedrooms and a family bathroom. The house offers tremendous scope to add a conservatory or orangery at the rear, or extend further – subject to the necessary planning permission. There are fabulous countryside walks and village walks from nearby the front door. It is also a short walk to the pretty village centre. VACANT - NO FURTHER CHAIN.

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Council Tax Band: F





This wonderful home is situated in the best address in the village of Thornford in Dorset - only a very short drive to both Sherborne and Yeovil town. Thornford village is one of the closest villages to Sherborne town. It is incredibly sought-after and properties of this nature very rarely come to the open market. Thornford offers a superb public house, primary school rated 'outstanding' by Ofsted, village store and post office, village hall, parish church and its own cricket club. All of these amenities are within walking distance of the property. In addition Thornford station is situated on the Weymouth to Bristol line which includes Bath and links to the Midlands and North. The town centres of Sherborne and Yeovil are short drives away. It is a short drive to the stunning, historic town centre of Sherborne with its coveted boutique high street and bustling out and about culture, markets, cafes, Waitrose store, restaurants, world famous private schools, breath-taking abbey building and mainline railway station making London Waterloo in just over two hours. Sherborne has also recently won the award for the best place to live in the South West by The Times 2024. It also boasts ‘The Sherborne’ – an exclusive, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House.

Paved front pathway leads to timber storm porch with outside light. Panel front door leads to

ENTRANCE RECEPTION HALL: 13’7 maximum x 11’10 maximum. A simply fantastic entrance reception greeting area providing a heart to the home, multi pane double glazed window to the front, radiator, moulded skirting boards and architraves, excellent ceiling heights, staircase rises to the first floor. Door leads to understairs storage cupboard space. Panel door from the entrance reception hall leads to

CLOAKROOM / WC: 6’9 maximum x 4’2 maximum. Low level WC, wall mounted wash basin, tiled splash back, double glazed window to the front, radiator.

Panel doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM: 21’6 maximum x 12’8 maximum. A well proportioned main reception room enjoying a light dual aspect with multi pane double glazed window to the front boasting a sunny westerly aspect and double glazed double French doors opening onto the rear garden enjoying an easterly aspect, excellent ceiling heights, exposed oak beams, period style cut Hamstone fire surround and hearth, open fireplace, two radiators, TV point, telephone point, moulded skirting boards and architraves, fireside recess book shelving.

DINING ROOM: 19’4 maximum x 9’11 maximum. A generous second reception room able to accommodate large dining room table, multi pane double glazed window overlooks the rear garden boasting an easterly aspect, moulded skirting boards and architraves, radiator, fitted bookshelf.
Panel door from the dining room and the entrance reception hall leads to the

KITCHEN BREAKFAST ROOM: 18’6 maximum x 10’4 maximum. A large room enjoying a light dual aspect with period style double glazed windows to the side and rear, rear overlooks the rear garden enjoying an easterly aspect, multi pane double glazed door leads to the rear garden. A range of solid pine panelled period style kitchen units comprising tiled worksurface and decorative tiled surrounds, ceramic Belfast sink with timber drainer unit and mixer tap over, large range style Leisure Rangemaster 110 oven with electric oven and LPG fired hob, electric warming plate, wall mounted cooker hood extractor fan over, space and plumbing for dishwasher, a range of drawers and cupboards under, space for upright fridge freezer, a range of matching wall mounted cupboards, wall mounted glazed display cabinet, ceramic floor tiles, exposed ceiling beams, moulded skirting boards and architraves, inset feature ceiling lighting, radiator, TV point, telephone points.

UTILITY ROOM: 7’10 maximum x 7’ maximum. Worksurface, inset stainless steel sink bowl and drainer unit with mixer tap over, tiled surrounds, space and plumbing for washing machine under, water softener, floor standing oil fired central heating boiler, ceramic floor tiles, radiator, drying area, double glazed door to the side.

Staircase rises from the entrance reception hall to the

FIRST FLOOR LANDING: A feature gallery landing with maximum measurements of 14’2 maximum x 14’5 maximum. Two multi pane double glazed windows to the front, moulded skirting boards and architraves, radiator, ceiling hatch and ladder to loft storage space, panel door to linen cupboard with slatted shelving. Panel doors lead off the landing to the first floor rooms.

MASTER BEDROOM: 13’ maximum x 12’8 maximum. A generous double bedroom, multi pane double glazed window to the front, radiator, moulded skirting boards and architraves, TV point, telephone point. Entrance leads to

DRESSING ROOM AREA: 8’4 maximum x 3’10 maximum. Multi pane double glazed window overlooks the rear garden, moulded skirting boards and architraves, radiator, panel doors lead to fitted wardrobe cupboard space. Panel door from the dressing room area leads to

EN-SUITE BATHROOM: 8’2 maximum x 6’5 maximum. A fitted suite comprising low level WC, wash basin in worksurface with cupboards under, panel bath, decorative tiled surrounds, shaver light and point, extractor fan, radiator, double glazed window to

the rear overlooks the rear garden.

BEDROOM TWO: 9’10 maximum x 10’9 maximum. A second double bedroom, multi pane double glazed window to the rear overlook the rear garden, radiator, moulded skirting boards and architraves, TV point.

BEDROOM THREE: 10’9 maximum x 10’4 maximum. A third double bedroom, multi pane double glazed window to the rear overlooks the rear garden, radiator, moulded skirting board and architraves, double doors lead to fitted wardrobe cupboard space.

FAMILY BATHROOM: 7’ maximum x 7’9 maximum. A white suite comprising low level WC, pedestal wash basin, panel bath with mains shower tap arrangement over, shower rail, tiling to splash prone area, radiator, moulded skirting boards and architraves, multipane double glazed window to the side, extractor fan, shaver light and point.

OUTSIDE:
This property stands in a generous level plot. At the front of the property a paved pathway leads to timber storm porch with outside lighting. The front garden is laid to stone chippings.

The MAIN GARDEN is situated at the rear of the property and measures 56’7 in depth maximum x 37’ in width maximum. It is laid mainly to lawn and boasts a paved patio seating area. There are a variety of shaped flowerbeds and borders including a selection of mature plants and shrubs, outside tap, outside power point, outside lighting. The rear garden is enclosed by a mixture of panelled fencing and natural stone walls. Timber side gates gives access to paved side area with outside lighting, area to store LPG tanks and recycling containers.

A shared driveway leads to a residents parking area at the rear of the property.

Double timber doors lead to a natural stone DOUBLE GARAGE: 18’11 in depth x 19’2 in width. Rafter storage above, light and power connected, window to the rear, glazed personal door leads to the rear garden.



















Clipper Cottage, Church Road, Thornford, Sherborne, DT9

Approximate Area = 1634 sq ft / 151.8 sq m
Garage = 362 sq ft / 33.6 sq m
Total = 1996 sq ft / 185.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Rolfe East Sherborne Ltd. REF: 1404067



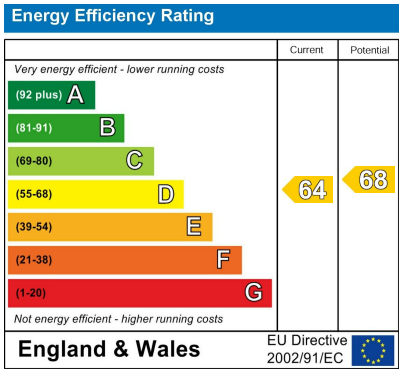
Directions

Viewings

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

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F



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