Rolfe East







Glebe Close, Thornford, DT9 6PY

Asking Price £360,000

- SPACIOUS MATURE 4-5 BEDROOM LINK DETACHED HOUSE (1557 square feet).
- PRIVATE DRIVEWAY PARKING AND SINGLE GARAGE.
- POTENTIAL TO EXTEND OR RECONFIGURE (subject to necessary planning permission).
- NO FURTHER CHAIN.
- POPULAR RESIDENTIAL CUL-DE-SAC LOCATION.
- OIL-FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- SHORT WALK TO POPULAR VILLAGE PUB, SHOP, POST OFFICE AND PRIMARY SCHOOL.
- GENEROUS CORNER PLOT AND GARDENS EXTENDING TO 0.13 ACRES APPROXIMATELY.
- SPACIOUS FLEXIBLE ACCOMMODATION.
- SHORT DRIVE TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.

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4 Glebe Close, Thornford DT9 6PY

NO FURTHER CHAIN. ‘4 Glebe Close’ is a mature, link-detached house (1557 square feet) situated in a very sought-after residential cul-de-sac address very near the heart of the popular, picturesque, Dorset village of Thornford on the borders of Somerset and Dorset. The house boasts generous main gardens at the front, side and rear with a level plot extending to 0.13 acres approximately. The gardens enjoy good privacy and plenty of sunshine from a bright aspect. There is private driveway parking for one car with potential for more, subject to the necessary planning permission. The driveway leads to a single integral garage. The house benefits from uPVC double glazing and oil-fired radiator central heating. The accommodation has an excellent flow of natural light from some dual aspects and large windows and comprises entrance porch, entrance hall, sitting room, kitchen / breakfast room, garden room, WC / ground floor cloakroom, ground floor double bedroom four and office / occasional bedroom five. On the first floor there is a landing area, three double bedrooms and a family bathroom. The property requires general upgrading throughout but does offer superb scope for reconfiguration and extension (subject to the necessary planning permission). There are village centre and countryside walks not from the front door – ideal as you do not need to put the children or the dogs in the car! This property is set on the edge of the highly sought-after village of Thornford in Dorset. It is a very short walk to the village centre, church, public house, primary school and village shop. The property is situated a short drive to the picturesque abbey town centre of Sherborne with a 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. NO FURTHER CHAIN.

5 null 2 E

Council Tax Band: F





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’ – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House.

Large entrance porch with outside light. Glazed front door leads to

ENTRANCE RECEPTION HALL: 9'1 maximum x 4'4 maximum. A useful greeting area providing a heart to the home. Radiator, telephone point. Staircase rises to the first floor. Door leads to hall cloaks cupboard space. Doors lead off the entrance hall to the main ground floor rooms.

SITTING ROOM: 19'1 maximum x 13'10 maximum. A generous main reception room, large uPVC double glazed window to the front boasting a sunny south-easterly aspect, two radiators, brick fire surround and paved hearth. Entrance from the sitting room leads to the

KITCHEN BREAKFAST ROOM: 12'4 maximum x 10'9 maximum. A range of fitted kitchen units comprising laminated work surface, tiled surrounds, inset stainless steel sink bowl and drainer unit, inset electric hob, a range of drawers and cupboards under. Space and plumbing for washing machine, space for upright fridge freezer, floor standing oil-fired central heating boiler, built-in eye-level electric oven and grill, a range of matching wall mounted cupboards, concealed wall mounted cooker hood extractor fan, two windows to the rear. Door leads to understairs larder cupboard, door leads back from the kitchen breakfast room to the entrance hall.

Glazed door from the sitting room leads to the

CONSERVATORY: 18'9 maximum x 8'3 maximum. Windows to both sides and rear. Glazed door to the rear. Light and power connected.

Entrance from the sitting room leads to the inner hall. Doors lead off the inner hall to further rooms.

OFFICE / OCCASIONAL GROUND FLOOR BEDROOM: 11'11 maximum x 6'4 maximum. Large uPVC double glazed window to the front enjoying a sunny southerly aspect. Radiator.

GROUND FLOOR BEDROOM: 11'11 maximum x 12'1 maximum. A generous double bedroom, uPVC double glazed window to the rear, radiator. door leads to hall cloaks cupboard space.

Door leads off the entrance reception hall to the

CLOAKROOM / WC: 6'11 maximum x 4'9 maximum. Fitted low level WC, wash basin over storage cupboards, work surface, tiled surrounds. uPVC double glazed window to the side.

Staircase rises from the entrance hall to the first floor landing. uPVC double glazed stairwell window to the side. Ceiling hatch to loft space, doors lead off the landing to the first floor rooms.

BEDROOM ONE: 11'7 maximum x 11'1 maximum. A generous double bedroom, large uPVC double glazed window to the front enjoys a sunny southerly aspect and views to countryside beyond neighbouring properties. Radiator. Sliding doors lead to fitted wardrobe cupboard space.

BEDROOM TWO: 14' maximum x 7'8 maximum. Second generous double bedroom, uPVC double glazed window to the rear. Radiator.

BEDROOM THREE: 10'10 maximum x 7'10 maximum. A third double bedroom, two uPVC double glazed windows to the rear, radiator

FAMILY BATHROOM: 8'4 maximum x 10'11 maximum. A fitted suite comprising low level WC, wash basin and work surface over cupboards, panel bath with electric shower over, glazed shower screen, tiling to splash prone areas, uPVC double glazed window to the front, chrome heated towel rail, shaver point, door leads to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelves.

OUTSIDE: The property stands in a generous head of cul-de-sac plot extending to 0.13 acres approximately. At the front of the property, a dropped kerb gives vehicle access to a private driveway providing off-road parking for one car. Driveway leads to

SINGLE GARAGE: 17' in depth x 9' in width. uPVC double glazed window to the rear, light and power connected, metal up-and-over garage door.

The property boasts a large level front garden enjoying a southerly aspect. This front garden provides scope to create further off-road parking, subject to necessary planning permission. Security lighting, a variety of well-stocked flower beds and borders. Pathway leads to large storm porch providing space for recycling containers and wheelie bins. Front garden benefits from timber garden shed, greenhouse, rainwater harvesting butt. Front garden continues to the side where there is also a large portion of level garden enclosed by timber panel fencing. Side garden continues to the rear garden. Rear garden is a patio garden laid to paving. Timber garden shed, outside tap, rainwater harvesting butt, oil tank. A pathway leads from the driveway area to the side and rear garden.









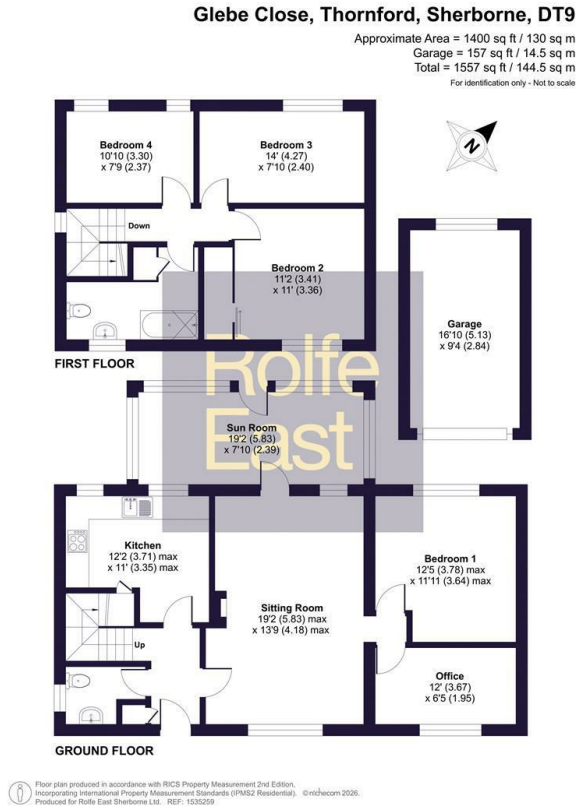


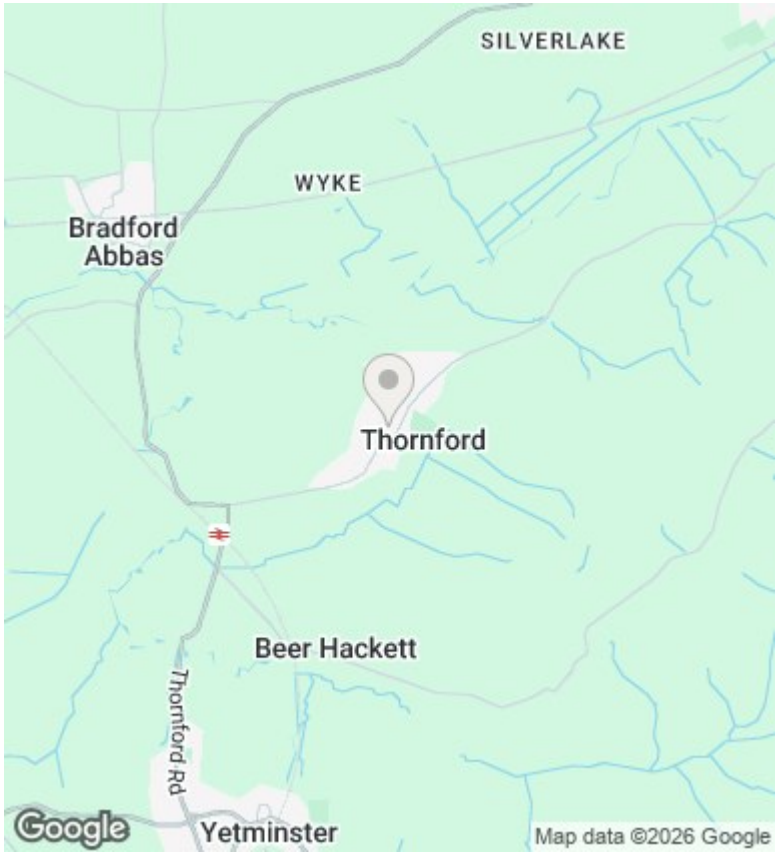












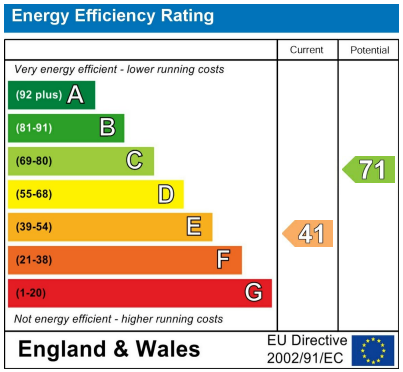
Directions

Viewings

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

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