

Rolfe East



Newland Garden, Sherborne, DT9 3AF

Offers In Excess Of £699,950

- SIMPLY STUNNING PERIOD GRADE II LISTED TERRACED TOWNHOUSE (1506 square feet).
- SOUTH FACING REAR GARDEN AND ASPECT PLUS EXTENSIVE COUNTRYSIDE VIEWS.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND SECONDARY / DOUBLE GLAZING.
- SHORT WALK TO SHERBORNE CENTRE, RAILWAY STATION TO LONDON AND WAITROSE.
- FRONTING ONTO LOCAL BEAUTY SPOT - NEWLAND GARDENS - TOP ADDRESS.
- VIEWS INCLUDE SHERBORNE ABBEY.
- SUPERB AND TASTEFUL DECORATIVE ORDER THROUGHOUT.
- SUBLIME LANDSCAPED REAR GARDEN EXTENDING TO 150' APPROXIMATELY.
- ELEGANT PERIOD CHARACTER INCLUDING EXCELLENT CEILING HEIGHTS.
- FREE UNRESTRICTED STREET PARKING IN THE LANE IN FRONT OF THE HOUSE.

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3 Newland Garden, Sherborne DT9 3AF

'3 Newland Gardens' is a handsome, period, Grade II listed house (1506 square feet) situated in a very pretty address in one of the most prestigious areas in Sherborne town – Newland Gardens. It is a very short walk to Sherborne town centre and railway station to London. It is also a short walk from the front door to surrounding countryside at the two Sherborne Castles and Purlieu Meadows – ideal as you do not need to put the children or the dogs in the car! The property boasts a simply sublime garden at the rear, extending to approximately 150' in length and boasting a sunny southerly aspect. The current owner has designed, landscaped and finished this fabulous garden to a very high standard. It enjoys topiary, various fruit trees and is partially enclosed by attractive natural stone walls. The house boasts lovely views at the front and rear. At the front there is an area of attractive green for the residents of Newland Gardens. At the rear, the views extend beyond the garden to Sherborne town, Sherborne Abey and the hills and countryside beyond. It is heated by mains gas-fired radiator central heating and also benefits from some secondary double glazing and other double glazing. There are some superb character features including elegant ceiling heights from the era, cast iron feature fire surrounds, sash windows with working panelled shutters, and period mouldings. The deceptively spacious accommodation enjoys excellent levels of natural light and briefly comprises sitting room, open plan kitchen breakfast room, dining room with feature lantern ceiling window, office, utility room and ground floor WC / cloakroom. On the first floor, there is a landing area, generous main double bedroom plus second bedroom and family bathroom. On the second floor there is a large, third double bedroom enjoying lovely south-facing views and an en-suite shower room / WC.



Council Tax Band: E



The property is very near the beating heart of this pretty Dorset town. The stunning, historic town centre is a short walk away 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.

Panelled front door leads to

SITTING ROOM: 14'5 maximum x 15'9 maximum. A beautifully presented main reception room enjoying excellent ceiling heights, large period multipane sash window to the front overlooking Newland Garden, secondary glazing, working period panel shutters, painted period panelling, carved period-style fire surround with cast iron fireplace and hearth, brand new living flame gas fire, moulded ceiling cornice, moulded skirting boards and architraves, two radiators, oak effect flooring, arch fireside alcoves, TV point, telephone point. Panel doors lead to the kitchen / breakfast room and inner hall, staircase rises to the first floor.

KITCHEN BREAKFAST ROOM: 16' maximum x 13'2 maximum. Another fantastic open plan room enjoying an extensive range of Shaker-style kitchen units, beech hardwood work surface and surrounds, inset ceramic sink bowl and drainer unit with mixer tap over, inset electric induction hob, electric oven under, integrated Bosch dishwasher, integrated cupboard with recycling containers, recess provides space for fridge freezer, fireplace recess provides, cupboard houses new Minimax water softener, a range of matching wall mounted cupboards, oak effect flooring, inset ceiling lighting, radiator, various shelved larder cupboards. Glazed stable door from the kitchen breakfast room to the

DINING ROOM: 15'1 maximum x 12'6 maximum. An impressive second reception room able to accommodate large dining room table with large feature double glazed lantern ceiling window, bespoke automatic ceiling blind, ceramic floor tiles, radiator, fitted bookshelves with cupboards under, double glazed sliding patio doors lead onto the rear garden enjoying lovely views across the garden and a sunny southerly aspect, internal windows to the kitchen breakfast room. Entrance from the dining room leads to

OFFICE AREA / SNUG: 8' maximum x 7'1 maximum. Double glazed window to the side, ceramic floor tiles, radiator, fitted dresser unit. Panel door leads to

UTILITY ROOM: 7'9 maximum x 6'3 maximum. Solid oak work surface and surrounds, inset stainless steel sink bowl and drainer unit with mixer tap over, space and plumbing for washing machine, cupboards under, wall mounted cupboards, ceramic floor tiles, space for upright fridge freezer, stable door to the side. Panel door leads from the utility to

CLOAKROOM / WC: 7'2 maximum x 3'3 maximum. Fitted low level WC, wall mounted wash basin, heated towel rail, ceramic floor tiles, double glazed window to the rear overlooks the rear garden.

Staircase rises from the inner hall to the

FIRST FLOOR LANDING: Measuring 8'7 maximum x 9'7 maximum. Excellent ceiling heights, moulded skirting boards and architraves. Glazed door leads to airing cupboard housing wall mounted gas fired boiler, slatted shelving, light and power connected. Panel doors lead off the landing to the first floor rooms.

BEDROOM ONE: 14'7 maximum x 15'1 maximum. A generous double bedroom enjoying excellent ceiling heights, period-style multipane sash window to the front with secondary glazing, working panel shutters with painted panelling, moulded skirting boards and architraves, period ceiling cornice, period cast iron surround and hearth, radiator, door leads to walk-in wardrobe with light and power connected.

BEDROOM TWO: 8'11 maximum x 9'11 maximum. Currently used as a dressing room, multipane period sash window to the rear overlooks the rear garden enjoying extensive countryside views beyond neighbouring properties, secondary glazing, radiator, fitted wardrobes, door leads to further fitted wardrobe cupboard space.

FIRST FLOOR FAMILY BATHROOM: 6'4 maximum x 5'9 maximum. A period-style white suite comprising fitted low level WC, wall mounted wash basin, panel bath with mains shower over, natural limestone tiling, chrome heated towel rail, tiled floor, wall mirror, extractor fan, sash window to the rear overlooks the rear garden enjoying countryside views, secondary glazing, doors lead to shelved storage cupboard.

Door from the first floor landing gives access to stairwell leading to the second floor.

BEDROOM THREE: 11'7 maximum x 20'5 maximum. A simply huge double bedroom enjoying character features including exposed beamwork, three double glazed windows to the rear overlook the rear garden and enjoy extensive countryside and hillside views beyond neighbouring properties including Sherborne Abbey, a sunny southerly aspect, two radiators, various doors lead to eaves storage cupboard space, fitted wardrobe cupboards. Latch door leads to

EN-SUITE SHOWER ROOM: 7'4 maximum x 3'3 maximum. A white suite comprising low level WC, wall mounted wash basin, glazed shower cubicle with wall mounted mains shower over, heated towel rail, shaver light and point.

OUTSIDE:

At the front of the property, the front door opens onto Newland Gardens, a pleasant local beauty spot and one of the most popular addresses in Sherborne. There is free unrestricted street parking in the lane at the front of the property.

The main garden is situated at the rear of the property and measures approximately 150' in length, boasting a sunny southerly aspect. The garden is a particularly beautiful selling feature having been fastidiously designed and maintained. There is a paved patio seating area providing quite the sun trap and enjoying a good degree of privacy, outside lighting.

Herringbone brick pathways lead through various stages of the garden enjoying some shaped borders, topiary and a wide variety of mature hedges, plants and shrubs, shaped bay trees, outside tap. Pathways lead to the main portion of shaped lawn enjoying a variety of flowerbeds and borders. The rear garden is enclosed by a mixture of timber panel fencing and natural stone walls, feature timber trellis archway, outside power point, a variety of fruit trees.

There is a second paved patio seating area at the rear of the garden.

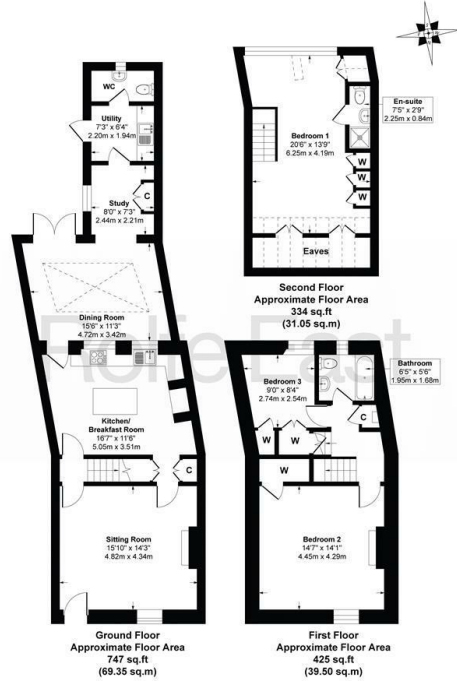
DETACHED TIMBER WORKSHOP: 9'8 maximum x 5'10 maximum. Glazed door to the front, window to the side, light and power connected.

DETACHED TIMBER GARDEN STORE: 10'3 maximum x 6' maximum. Windows to the side, rain water harvesting butt.

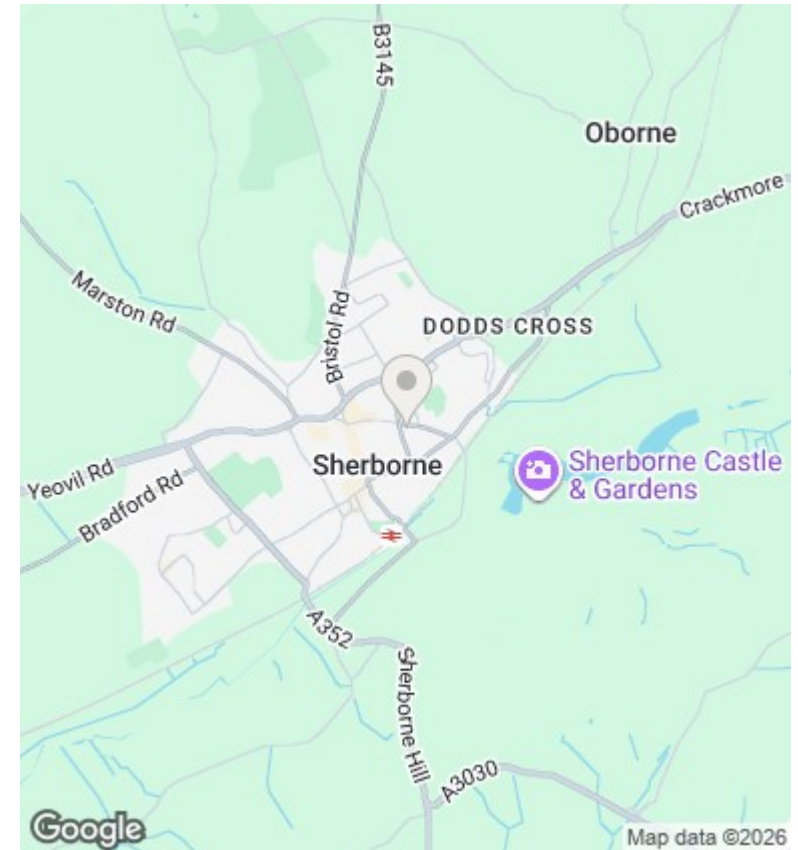




Newland Gardens, Sherborne, Dorset, DT9



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Directions

Viewings

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

Council Tax Band

E

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | 74 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |