

# Rolfe East



## Mildenhall Road, Sherborne, DT9 6EQ

Offers In Excess Of £800,000

- ATTRACTIVE DOUBLE FRONTED DETACHED EXECUTIVE HOME IN TOP ADDRESS.
- LEVEL PLOT AND GENEROUS GARDENS EXTENDING TO 0.12 ACRES APPROXIMATELY.
- GREAT DECORATIVE ORDER THROUGHOUT WITH UPVC DOUBLE GLAZING.
- SHORT WALK TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.
- THREE RECEPTION AREAS PLUS 5/6 DOUBLE BEDROOMS - 2348 SQUARE FEET.
- DETACHED DOUBLE GARAGE AND PRIVATE DRIVEWAY PARKING FOR 4+ CARS.
- HUGE OPEN PLAN KITCHEN LIVING SPACE OPENING ONTO REAR GARDEN.
- SUPERB EXTENSIVE COUNTRYSIDE VIEWS AT THE FRONT - GREAT SUNSETS!
- GAS FIRED RADIATOR CENTRAL HEATING AND CAST IRON LOG BURNING STOVE.
- SHORT WALK TO NEARBY COUNTRYSIDE.

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# 18 Mildenhall Road, Sherborne DT9 6EQ

NO FURTHER CHAIN! SPACIOUS FLEXIBLE ACCOMMODATION! SUPERB EPC RATING - BAND B! A simply stunning, double-fronted, detached house (2348 square feet) boasting magnificent far-reaching countryside views at the front with a westerly aspect - enjoying many sunsets! This substantial 5-6 double bedroom home has a detached double garage and a gated private driveway providing off road parking for 4 cars or more. It boasts a level plot and large, lawned gardens extending to 0.12 acres approximately. The house is located in an exclusive, modern, residential cul-de-sac location amongst other high-end, executive homes built in 2020, off one of the top residential addresses in Sherborne - Bradford Road - historically known as 'Millionaires Row'. There are countryside walks a short distance from the front door as well as being a short walk to Sherborne town centre and mainline railway station to London Waterloo. The house is finished to a high standard throughout and is heated by mains gas fired radiator central heating. It also benefits from a cast iron log burning stove and uPVC double glazing. It enjoys contemporary open-plan living with a huge open-plan kitchen family room opening on to the main rear garden. The property has an excellent level of natural light with dual and triple aspects letting in sunlight from a sunny west-to-east aspect. The well laid out accommodation is highly flexible and comprises entrance porch, entrance reception hall, sitting room, fantastic open-plan kitchen family room with dining area and snug area and cloakroom room / WC. On the first floor there is a large landing area, master bedroom with en-suite bathroom, second double bedroom with en-suite shower room, two further double bedrooms and a family bathroom, On the second floor, there is a landing area with small office space, fifth double bedroom with en-suite shower room and playroom reception room / sixth double bedroom. NO FURTHER CHAIN - MUST BE VIEWED!



Council Tax Band: G



It is a short walk 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 pathway to storm porch with outside light. uPVC double glazed front door to

**ENTRANCE RECEPTION HALL:** 12'7 maximum x 10'6 maximum. A useful greeting area providing a heart to the home, timber effect flooring, radiator, uPVC double glazed window to the front, hardwood and glazed timber staircase rises to the first floor. Oak internal doors lead off the entrance hall to the main ground floor rooms.

**SITTING ROOM:** 20'8 maximum x 11'9 maximum. A beautifully presented, generous main reception room enjoying a light dual aspect with uPVC double glazed windows to the front boasting a westerly aspect, uPVC double glazed double French doors with side lights opening onto the rear garden boasting an easterly aspect, two radiators, TV point, telephone point, fireplace recess with oak surrounds, cast iron log burning stove.

**OPEN PLAN KITCHEN FAMILY ROOM AREA:** 23'6 maximum x 19'11 maximum. A fabulous contemporary open plan sociable living space enjoying a light triple aspect with uPVC double glazed double French doors and side lights opening onto the main rear garden, uPVC double glazed window to the rear boasting an easterly aspect, two uPVC double glazed windows to the front boasting a westerly aspect, double glazed door to the side. This open plan area is split into three zones, dining room area, second reception room area and kitchen area. Timber effect flooring, an extensive range of contemporary kitchen units comprising laminated worksurface and surrounds, inset stainless steel one and a half sink bowl and drainer unit, mixer tap over, a range of cupboards under, integrated Neff dishwasher, integrated washing machine, water softener, a range of matching wall mounted cupboards with under unit lighting, built in stainless steel Neff electric oven and grill with microwave oven above, a range of fitted cupboard, retractable larder cupboards, integrated fridge and freezer, timber effect flooring, island unit with timber effect laminated worksurface, stainless steel Neff five burner mains gas hob with pan drawers and cupboards under, fitted drinks cooler, two radiators. Ceiling mounted stainless steel Neff cooker hood extractor fan. Oak door leads to understairs storage cupboard space. Two oak doors lead back to the entrance reception hall.

**GROUND FLOOR WC / CLOAKROOM:** Fitted low level WC, wash basin over storage drawers, decorative tiled splashback, chrome heated towel rail, timber effect flooring,

uPVC double glazed window to the front.

Hardwood and glazed staircase rises from the entrance reception hall to the

**FIRST FLOOR LANDING:** 10'7 maximum x 8'11 maximum. Radiator with decorative cover. Oak panel doors lead off the landing to the first floor rooms.

**MASTER BEDROOM:** 13'4 maximum x 12' maximum. A generous double bedroom, two uPVC double glazed windows to the front boasting extensive countryside views and a westerly aspect, radiator, mirrored sliding doors lead to fitted wardrobe cupboard space. Panel door leads to

**EN-SUITE BATHROOM:** 9'9 maximum x 6'4 maximum. A modern white suite comprising low level WC, wall mounted wash basin, panel bath with glazed shower screen over, wall mounted mains shower, separate glazed shower cubicle with wall mounted mains shower, tiled walls, extractor fan, chrome heated towel rail, uPVC double glazed window to the rear, shaver point.

**BEDROOM TWO:** 12' maximum x 10' maximum. Another double bedroom, two uPVC double glazed windows to the rear overlook the rear garden, radiator, sliding doors lead to fitted wardrobe cupboard space. Oak panel door leads to

**EN-SUITE SHOWER ROOM:** 7' maximum x 5'5 maximum. A modern white suite comprising low level WC, wall mounted wash basin, walk in double sized glazed shower cubicle with wall mounted mains shower over, tiled walls, uPVC double glazed window to the rear, chrome heated towel rail, timber effect flooring, extractor fan.

**BEDROOM THREE:** 10'4 maximum x 9'7 maximum. Another generous double bedroom, two uPVC double glazed windows to the front boasting west facing extensive countryside views, radiator.

**BEDROOM FOUR / DRESSING ROOM:** 9'5 maximum x 12'4 maximum. A fourth double bedroom, two uPVC double glazed windows to the front boasting extensive countryside views, radiator.

**FAMILY BATHROOM:** 5'10 maximum x 6'10 maximum. A modern white suite comprising low level WC, wall mounted wash basin, panel bath with glazed shower screen over, wall mounted mains shower over, uPVC double glazed window to the rear, chrome heated towel rail, tiled walls, extractor fan, demister illuminated mirror.

Hardwood and glazed staircase rises from the first floor landing to the



**SECOND FLOOR LANDING:** 10'2 maximum x 9'8 maximum. A generous landing with the potential for a SMALL STUDY AREA, double glazed Velux ceiling window to the rear, radiator. Oak door leads to cupboard housing pressurised Megaflo hot water cylinder and immersion heater. Oak doors lead off the landing to the second floor rooms.

**BEDROOM FIVE:** 12'9 maximum x 17'3 maximum. Another generous double bedroom, uPVC double glazed window to the front boasting extensive countryside views, double glazed Velux ceiling window to the rear, two radiators, door leads to eaves storage cupboard space. Oak door leads to

**EN-SUITE SHOWER ROOM:** 6'9 maximum x 5'8 maximum. A modern white suite comprising low level WC, wall mounted wash basin, glazed shower cubicle with wall mounted mains shower over, chrome heated towel rail, tiled walls and floor, double glazed Velux ceiling window to the rear, extractor fan.

**PLAYROOM ROOM / BEDROOM SIX:** 17'3 maximum x 12'1 maximum. A generous sixth bedroom or further reception room enjoying a light dual aspect with uPVC double glazed window to the front boasting west facing extensive countryside views, double glazed Velux ceiling window to the rear, two radiators, oak door leads to eaves storage cupboard space.

#### OUTSIDE:

This large, family home occupies a generous level plot and gardens extending to 0.12 acres approximately. At the front of the property, there is a lawned front garden with a variety of flowerbeds and borders. Paved pathway leads to storm porch with outside light. A dropped curb gives vehicular access to a brick paved driveway providing off road parking for four cars or more with timber double five bar gates. Area to store recycling containers and wheelie bins. Driveway leads to

**DETACHED DOUBLE GARAGE:** 18' in depth x 17'8 in width. Up and over automatic garage door, rafter storage above, light and power connected, personal door to the side.

Timber gate from the driveway gives access to the

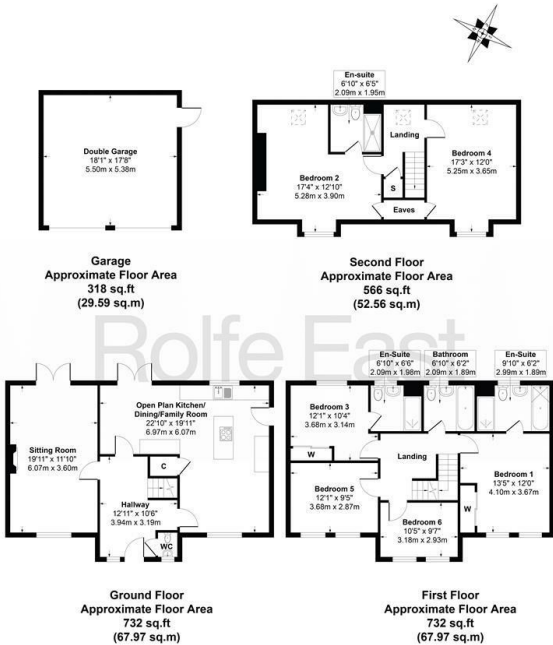
**MAIN REAR GARDEN:** 55' in depth maximum x 60' in width maximum. This level rear garden is laid mainly to lawn and enclosed by timber panel fencing. It boasts an easterly aspect, large paved patio seating area, outside lighting, outside tap, a variety of mature plants and shrubs.







Mildenhall Road, Sherborne, Dorset, DT9



Approximate Gross Internal Floor Area 2,348 sq. ft / 218.09 sq. m

© 2024 Rolfe East Sherborne. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. While every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.



## Directions

## Viewings

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

## Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	83	
(69-80) C		
(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	