

Rolfe East



Oborne Road, Sherborne, DT9 3DS

Guide Price £169,500

- STYLISH GROUND FLOOR ONE BEDROOM APARTMENT WITH PRIVATE ENTRANCE.
- STYLISH OPEN-PLAN LIVING SPACE WITH EXCELLENT CEILING HEIGHTS.
- LOCATED BETWEEN TWO TOP ADDRESSES - LONG STREET AND NEWLAND.
- SHORT WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.
- SHARE OF FREEHOLD.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING.
- STYLISH FINISH AND INTERIOR DESIGN.
- ONE ALLOCATED PARKING SPACE AND LARGE COMMUNAL GARDEN AREA.
- LARGE PERIOD SASH WINDOWS.
- VACANT - NO FURTHER CHAIN.

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Flat 3 Osborne House Osborne Road, Sherborne DT9 3DS

WITH FREEHOLD SHARE! Flat 3 Osborne House is a superb, deceptively spacious GROUND FLOOR one bedroom flat with spacious accommodation and a private ground floor entrance. This amazing, unique apartment forms part of a handsome period building on the junction of two of the best addresses in Sherborne - Newland and Long Street! This recently converted flat is a stylish pad, retaining original character features and many of the rooms enjoying a sunny, south westerly aspect. This amazing apartment boasts its own private entrance, excellent ceiling heights and a generous double bedroom plus contemporary, sociable open-plan living space - quite the party pad! This apartment is one of seven, bespoke, period conversion apartments in this recently converted building, including all of the latest kitchens and bathrooms - a very stylish finish! This particular apartment comes with one allocated parking space in a communal residents parking area. It has the use of a large, lawned communal garden as well. It is located in a sought after residential address near the centre of Sherborne - surrounded by pretty, period architecture. The historic town centre of Sherborne is only a short walk away 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 short walk to the mainline railway station to London Waterloo - making the capital in just over 2 hours without changing your seat! Sherborne has 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 superb restaurant. VACANT - NO FURTHER CHAIN.



Council Tax Band: A



Ground floor double glazed private front door leads to entrance porch.

ENTRANCE PORCH – 5'11 Maximum x 4'4 Maximum

Electric light connected, double glazed front door leads to entrance reception hall.

ENTRANCE RECEPTION HALL – 15'8 Maximum x 4'10 Maximum

A generous greeting area providing a heart to the home, excellent ceiling heights, moulded skirting boards and architraves, radiator, door leads to hall cupboard space housing Worcester mains gas fired combination boiler. Panelled doors lead off the entrance reception hall to the main rooms.

OPEN-PLAN KITCHEN / SITTING ROOM – 14'6 Maximum x 16'0 Maximum

A generous contemporary open-plan living area with excellent ceiling heights, two period sash windows to the front with fitted plantation shutters, radiator, moulded skirting boards and architraves, inset ceiling lighting, TV point.

Kitchen area comprises a range of Shaker-style kitchen units, oak work surface, inset sink bowl and drainer unit, mixer tap over, decorative tiled surrounds, a range of drawers and cupboards under, inset electric hob with electric oven under, integrated washer dryer, integrated fridge and freezer, a range of matching wall mounted cupboards, wall mounted concealed cooker hood extractor fan, timber effect flooring, wall mounted cupboard houses gas meter.

BEDROOM – 15'0 Maximum x 9'8 Maximum

A double bedroom enjoying a light dual aspect with period sash window to the front and window to the side both with fitted

plantation shutters, radiator, moulded skirting boards and architraves, TV point, double doors lead to fitted wardrobe cupboard space, telephone point.

FAMILY BATHROOM – 7'0 Maximum x 6'3 Maximum

A modern white suite comprising low level WC, wash basin over storage cupboard, mixer tap over, P shaped panelled bath with glazed shower screen, wall mounted mains shower over, tiled walls and floor, chrome heated towel rail, period sash window to the side with fitted plantation shutters, extractor fan, inset feature ceiling lighting.

OUTSIDE

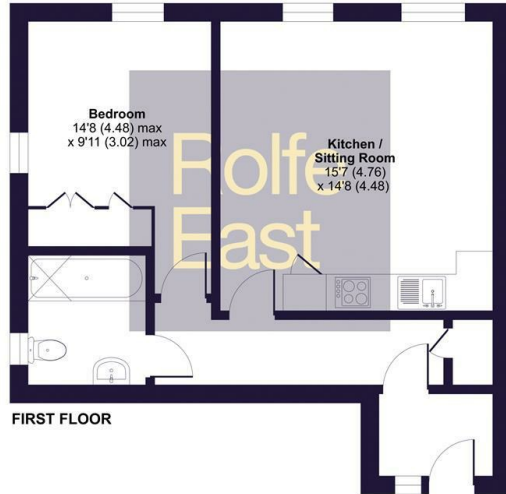
This property comes with the use of a large communal garden and has one allocated parking space in a communal residents parking area for Osborne House at the side.



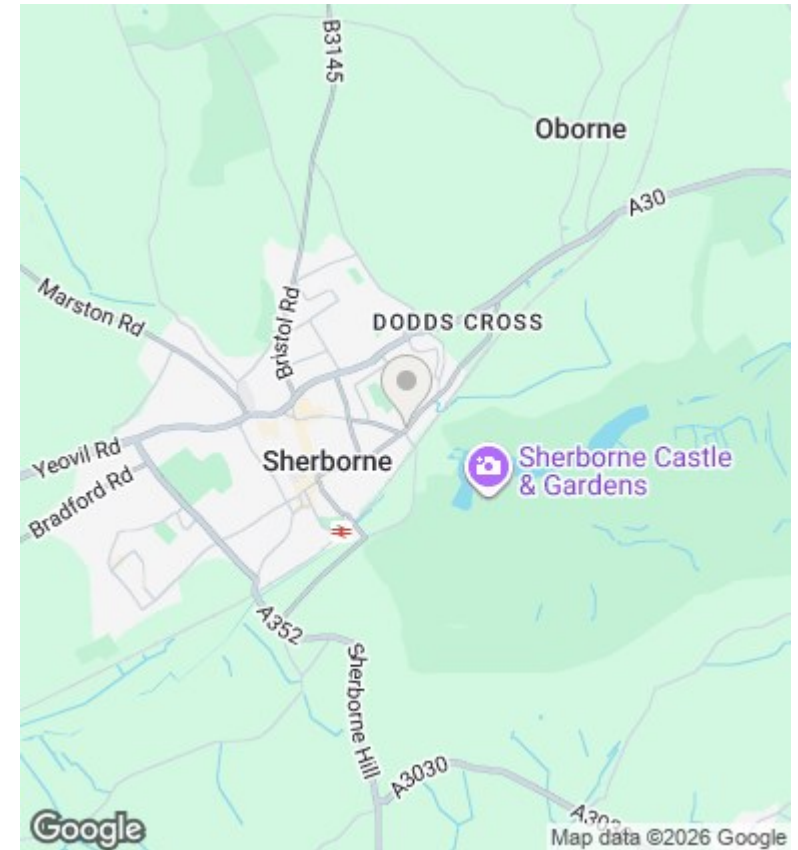


Oborne House, Oborne Road, Sherborne, DT9

Approximate Area = 522 sq ft / 48.4 sq m
For identification only - Not to scale



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rchecom 2026. Produced for Rolfe East Sherborne Ltd. REF: 1498192



Directions

Viewings

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

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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