

# Rolfe East



**Calders Garden, Sherborne, DT9 3GA**

Guide Price £599,950

- HANSDOME MODERN PERIOD-STYLE THREE STOREY SEMI DETACHED TOWN HOUSE.
- SUNTRAP SOUTH-FACING COURTYARD GARDEN ARRANGED FOR LOW MAINTENANCE.
- FOUR DOUBLE BEDROOMS - MASTER BEDROOM WITH EN-SUITE SHOWER ROOM.
- SHORT LEVEL WALK TO HISTORIC TOWN CENTRE AND RAILWAY STATION TO LONDON.
- COVETED TUCKED AWAY LOCATION OFF TOP ADDRESS - SOUTH STREET.
- PERIOD-STYLE DOUBLE GLAZED SASH WINDOWS AND GAS FIRED CENTRAL HEATING.
- LIGHT OPEN-PLAN KITCHEN DINING ROOM OPENING ON TO REAR GARDEN.

- SINGLE CARPORT PLUS ALLOCATED PARKING FOR ONE CAR.
- GOOD CEILING HEIGHTS AND PERIOD-STYLE FEATURES.
- EXCLUSIVE COURTYARD OF ONLY 5 SIMILAR PROPERTIES.

# 1 Calders Garden, Sherborne DT9 3GA

VACANT - NO FURTHER CHAIN. '1 Calders Garden' is a simply lovely, substantial, modern, period-style, four double bedroom, semi-detached town house situated in an exclusive, 'tucked away' courtyard address of five similar properties in the beating heart of this picturesque, sought-after Dorset town off one of the best addresses in the town - South Street. This rare house is a very short, level walk to Sherborne town centre and mainline railway station to London Waterloo. The house has a level rear courtyard garden arranged for low maintenance purposes and enjoying a good degree of privacy and a sunny southerly aspect. Quite the suntrap! There is allocated driveway parking for one car leading to a large, single carport. The house benefit from gas-fired radiator central heating and period-style sash window double glazing. The deceptively spacious accommodation extends to 1639 square feet and is arranged over three storeys, enjoying good levels of natural light. It comprises entrance porch, entrance reception hall, sitting room with large entrance leading in to open-plan kitchen / dining room (full through-measurement of 33' 3 maximum) and ground floor cloakroom / WC. On the first floor is a landing area, master double bedroom with en-suite shower room, second double bedroom and a family bathroom. On the second floor, there is another landing area, two further double bedrooms, a shower room / WC and store room. It is a very short, level walk to the historic town of Sherborne with its coveted high street, buzzing, popular out-and-about culture, boutique stores, organic bakeries, coffee shops, restaurants, gastro-pubs and farmers market. Sherborne also boasts the breath-taking Sherborne Abbey building, Alms Houses and world-famous Sherborne private schools. 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.



Council Tax Band: F



It is also a short walk to the mainline railway station to making London Waterloo directly in just over two hours.

Wrought iron gate, paved pathway to storm porch, outside light, glazed and panelled front door leads to entrance reception hall.

#### ENTRANCE RECEPTION HALL – 18'10 Maximum x 6'7 Maximum

A useful greeting area providing a heart to the home, staircase rises to the first floor, understairs storage recess, radiator, telephone point, moulded skirting boards and architraves, double glazed period style sash window to the side, excellent ceiling heights, panelled doors lead off the entrance reception hall to the main ground floor rooms.

#### SITTING ROOM – 18'11 Maximum x 11'8 Maximum

Excellent ceiling heights, period style ceiling coving, double glazed period style sash window to the front, radiator, moulded skirting boards and architraves, stone fireplace and hearth with living flame gas fire, TV point, telephone point, radiator. Large entrance leads to the dining room area providing a full through-measurement of 33'3 Maximum.

#### OPEN PLAN KITCHEN DINING ROOM – 19'2 Maximum x 14'0 Maximum. A generous open plan living space split into two areas.

##### Dining room area

Double glazed multi-pane double French doors open onto the rear garden, two double glazed Velux ceiling windows to the rear, radiator, ceramic floor tiles, moulded skirting boards and architraves, TV point, panelled door to cupboard housing mains gas fired boiler.

##### Kitchen area

A range of fitted Shaker-style kitchen units comprising stone effect laminated work surface, decorative tiled surrounds, inset one and a half sink bowl and drainer unit, mixer tap over, inset BOSCH electric hob with BOSCH electric oven under, a range of drawers and cupboards under, space and plumbing for washing machine and tumble dryer, double glazed period style sash window to the rear, two double glazed Velux ceiling windows to the rear, a range of matching wall mounted cupboards, wall mounted concealed cooker hood extractor fan, ceramic floor tiles, recess provides space for upright fridge freezer, double glazed and panelled door to the side, panelled door leads back to the entrance reception hall, fitted dresser unit.

Panelled door from the entrance hall leads to cloakroom WC.

#### CLOAKROOM / WC – 5'1 Maximum x 3'4 Maximum

Low level WC, wall mounted wash basin, tiled splashback, double glazed sash window to the side, radiator, ceramic floor tiles.

Staircase rises from the entrance reception hall to the first floor landing. Double glazed sash window to the side, radiator, moulded skirting boards and architraves, panelled doors lead off the landing to the first floor rooms.

#### MASTER BEDROOM – 12'0 Maximum x 10'10 Maximum

A double bedroom, double glazed period style sash window to the rear, radiator, moulded skirting boards and architraves, extensive fitted wardrobe cupboard space, telephone point, TV point, panelled door leads to en-suite shower room.

#### EN-SUITE SHOWER ROOM – 6'6 Maximum x 5'4 Maximum

A modern white suite comprising low level WC, pedestal wash basin, glazed corner shower cubicle with wall mounted mains shower over, tiling to splash prone areas, heated towel rail, double glazed sash window to the side, radiator, extractor fan.

#### BEDROOM TWO – 12'2 Maximum x 11'3 Maximum

A second generous double bedroom, double glazed sash window to the front, radiator, moulded skirting boards and architraves, door leads to fitted wardrobe cupboard space.

#### FIRST FLOOR FAMILY BATHROOM – 8'1 Maximum x 6'3 Maximum

A white suite comprising low level WC, pedestal wash basin, mobility bath with shower tap arrangement over, tiling to splash prone areas, radiator, double glazed sash window to the front, tiled floor, extractor fan, panelled door leads to airing cupboard housing pressurised hot water cylinder and immersion heater, slatted shelving.

Staircase rises from the first floor landing to the second floor landing. Radiator, moulded skirting boards and architraves, double glazed sash window to the side, ceiling hatch to loft storage space, panelled door leads to walk in store cupboard – 6'3 Maximum x 4'4 Maximum, light and power connected. Panelled doors lead off the landing to second floor rooms.

#### BEDROOM THREE – 12'0 Maximum x 10'11 Maximum

A third double bedroom, double glazed window to the rear, radiator, moulded skirting boards and architraves, TV point, telephone point.

#### BEDROOM FOUR – 12'1 Maximum x 10'6 Maximum

A fourth generous double bedroom, double glazed window to the front, radiator, moulded skirting boards and architraves, TV point.

#### SECOND FLOOR SHOWER ROOM / WC – 6'10 Maximum x 6'3 Maximum

A modern white suite comprising low level WC, pedestal wash basin, glazed corner shower cubicle with wall mounted mains shower over, tiling to splash prone areas, double glazed window to the front, tiled floor, shaver light and point, radiator, extractor fan.

#### OUTSIDE

At the front of the property there is a small, enclosed garden area laid to paving, enclosed by wrought iron railing, pathway leads to storm porch with outside light. At the side of the property there is ONE ALLOCATED

PARKING SPACE and a SINGLE CARPORT – 20'1 in depth x 8'6 in width. Timber side gate from the driveway area gives access to the main rear garden.

#### REAR GARDEN – 25' in width x 14'7 in depth

This rear garden is laid mainly to paving and is arranged for low maintenance purposes but boasts a variety of well stocked flowerbeds and borders, enjoying a selection of mature roses, plants, trees and shrubs. The garden boasts a sunny south westerly aspect, undercover paved patio seating area with outside tap, light and power point, attached garden store, rainwater harvesting butt. Paved side pathway area with outside light and separate access to the kitchen / dining room. Area to store recycling containers and wheelie bins.





**Calders Garden, Ludbourne Road, Sherborne, Dorset, DT9**



Approximate Gross Internal Floor Area 1,639 sq. ft / 152.26 sq. m  
© 2024 Roffe East Sherborne. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. Whilst 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.

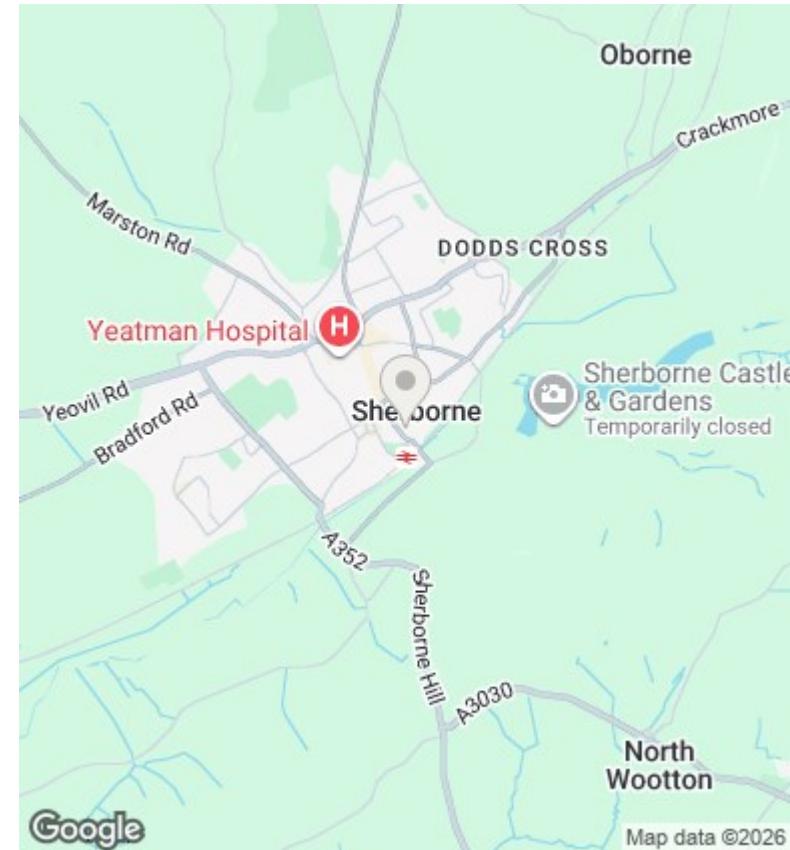
## Directions

## Viewings

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

## Council Tax Band

F



## Energy Efficiency Rating

Rating	Percentage	Current	Potential
A (92 plus)	Very energy efficient - lower running costs	~10%	
B (81-91)		~15%	
C (69-80)		~20%	
D (55-68)		~25%	
E (39-54)		~20%	59
F (21-38)		~10%	
G (1-20)	Not energy efficient - higher running costs	~10%	