

Rolfe East



Canon Woods Close, Sherborne, DT9 6FD

Guide Price £372,000

- 80% SHARE OF SIMPLY SUPERB DETACHED HOUSE FOR THOSE OVER THE AGE OF 55 YEARS.
- TASTEFUL HIGH-END FINISH WITH SUBLIME KITCHEN AND BATHROOMS. 3-4 BEDROOMS.
- DESIGNED WITH EASE OF ACCESS AND MOBILITY IN MIND.
- SALE AGREED BY ROLFE EAST!
- VACANT - NO FURTHER CHAIN.
- GAS FIRED UNDER FLOOR HEATING AND DOUBLE GLAZING.
- EXCELLENT EPC RATING - BAND B!
- REMARKABLE VALUE! BUYER INCENTIVES VIA THE MOTIVATED SELLER.
- PRIVATE, LOW MAINTENANCE REAR GARDEN WITH EASTERLY ASPECT.
- SHORT WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.

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5 Canon Woods Close, Sherborne DT9 6FD

SALE AGREED BY ROLFE EAST! DETACHED! PRIVATE GARDEN! NO FURTHER CHAIN. A simply stunning, modern, detached, double fronted house situated in a 'tucked away' very sought-after residential address in the exclusive Platinum Skies development on the edge of this popular Dorset town. The property stands in a generous level plot with a lovely rear landscaped garden arranged for low maintenance purposes and a pleasant easterly aspect. There is allocated parking available to rent for residents nearby. The property boasts excellent levels of natural light from a sunny east-to west aspect plus large windows and an open plan configuration. The house is heated by under floor central heating system and benefits from uPVC double glazing with fitted plantation shutters. The property has been very tastefully and stylishly finished with contemporary kitchen and bathrooms. The well-arranged, deceptively spacious accommodation comprises entrance reception hall, large open plan sitting room leading into kitchen / dining room area. There is a study / ground floor bedroom four and ground floor WC / Cloakroom with space to convert to a shower room. On the first floor, there is a landing area, master double bedroom with en-suite shower room, further generous double bedroom and a family bathroom. On the second floor there is another landing area and a third double bedroom enjoying superb south-facing views across the town to hills beyond. Plenty of room for guests or grand children! The property is for those over the age of 55 years. It comes with access and use of all the on-site amenities that Platinum Skies offers plus related lifestyle. These on-site amenities include bistro restaurant / coffee shop, on-site community manager, manicured gardens, residents lounge area, treatments room and electric car charging points. The property has countryside and town centre walks not far from the front door – ideal as you do not need to put the children or the dogs in the car!

 4  3  2  B

Council Tax Band: E



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, breathtaking 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.

The 80% share of this property comprises:

Brick paved pathway to storm porch with outside lighting. Double glazed front door leads to

ENTRANCE RECEPTION HALL: 14'2 maximum x 3'9 maximum. A useful greeting area providing a heart to the home, stone feature floor tiles, telephone point, inset feature ceiling lighting, under floor heating. Staircase rises to the first floor. Door leads to large under stairs storage cupboard space with light and power connected and telephone point. Doors lead off the entrance reception hall to the main ground floor rooms.

OPEN PLAN SITTING ROOM / KITCHEN: 21'5 maximum x 13'1 maximum. A beautiful open plan sociable living space enjoying a light triple aspect with uPVC double glazed windows to the front and side, uPVC double glazed double French doors opening onto the rear garden, side windows enjoy a sunny south easterly, fitted plantation shutters. Sitting room area with tv point and telephone point. Kitchen area boasting a range of contemporary kitchen units comprising solid stone worksurfaces and surrounds, inset stainless steel one and a half sink bowl with mixer tap over, inset Neff induction electric hob with stone splashback, a range of drawers and cupboards under, integrated Bosch dishwasher, integrated washer dryer, integrated fridge and freezer, pan draws, built in Neff integrated electric oven and grill, a range of wall mounted cupboards with under unit lighting, concealed stainless steel Neff wall mounted cooker hood extractor fan, stone floor tiles, under floor heating, inset ceiling lighting.

OFFICE / GROUND FLOOR BEDROOM FOUR: 11'9 maximum x 7'8 maximum. uPVC double glazed double French doors open onto the rear garden, fitted bookshelves.

GROUND FLOOR WC / CLOAKROOM: 7' maximum x 5'11 maximum. A large cloakroom able to convert to shower room if necessary, fitted low level WC, wall mounted wash basin, tiling to splash prone areas, stone tiled floor, wall mounted storage shelving, uPVC double glazed window to the front, extractor fan.

Staircase and fitted stairlift rises to the first floor, uPVC double glazed stairwell window to the side. First floor landing, inset feature ceiling lighting. Door leads to airing cupboard housing gas fired boiler and slatted shelving. Doors lead off the landing to the first floor rooms.

MASTER BEDROOM: 17'7 maximum x 11' maximum. A generous double bedroom enjoying a light dual aspect with two uPVC double glazed windows to the front, uPVC double glazed window to the side enjoying a sunny south easterly aspect, tv point, fitted wardrobe cupboard space. Door leads to

EN-SUITE WET ROOM: 7'10 maximum x 5'9 maximum. A modern white suite comprising low level WC, wash basin over storage drawers, mixer tap over, walk in double sized shower cubicle with wall mounted man shower tap arrangement over, glazed shower screen, tiled walls and floor, chrome heated towel rail, wall mounted mirror, shaver point, uPVC double glazed window to the front, extractor fan.

BEDROOM TWO: 13'7 maximum x 9'4 maximum. A second double bedroom enjoying a light dual aspect with uPVC double glazed windows to the rear overlooking the rear garden, uPVC double glazed window to the side boasting a sunny south easterly aspect, TV point.

FIRST FLOOR FAMILY BATHROOM: 7'9 maximum x 5'10 maximum. A modern white suite comprising fitted low level WC, wall mounted ceramic wash basin in worksurface, panel bath with mains handheld shower tap

arrangement over, chrome heated towel rail, tiled walls and floor, uPVC double glazed window to the rear, extractor fan, shaver point.

Staircase from the first floor landing rises to the second floor landing, uPVC double glazed stairwell window to the side, double glazed Velux ceiling window to the rear, door leads to eaves storage cupboard space with light and power connected, further access panel to eaves storage. Door from the second floor landing leads to

BEDROOM THREE: 13'7 maximum x 11'5 maximum. A third generous double bedroom, uPVC double glazed window to the side boasting a sunny south easterly aspect and views across Sherborne to hills and countryside, fitted plantation shutters, TV point.

OUTSIDE:

A brick paved pathway leads to a storm porch at the front of the property, outside lighting. There are various portions of front garden laid to flower bed boasting a mature selection of plants and shrubs, flowerbeds and borders with a nice selection of plants and shrubs and shrubs continues to the side of the property. Timber gate on both sides of the property give access to the main garden, side paved area provides space storage for recycling containers and wheelie bins.

REAR GARDEN: 27'1 in width x 19'5 in depth. This beautiful rear garden enjoys a good degree of privacy and is laid mainly to paved patio area, outside light, outside tap, outside power point. It boasts an easterly aspect and a good degree of sunshine throughout the day, a variety of raised flowerbed and borders enjoying a selection of mature plants and shrubs, timber garden store.

PLEASE NOTE: RENT FOR THE REMAINING 20% AND SERVICE CHARGE APPLIES. PLEASE SPEAK TO THE SELLING AGENT FOR MORE DETAILS.





Canon Woods Close, Sherborne, DT9



Second Floor
Approximate Floor Area
262 sq.ft
(24.34 sq.m)

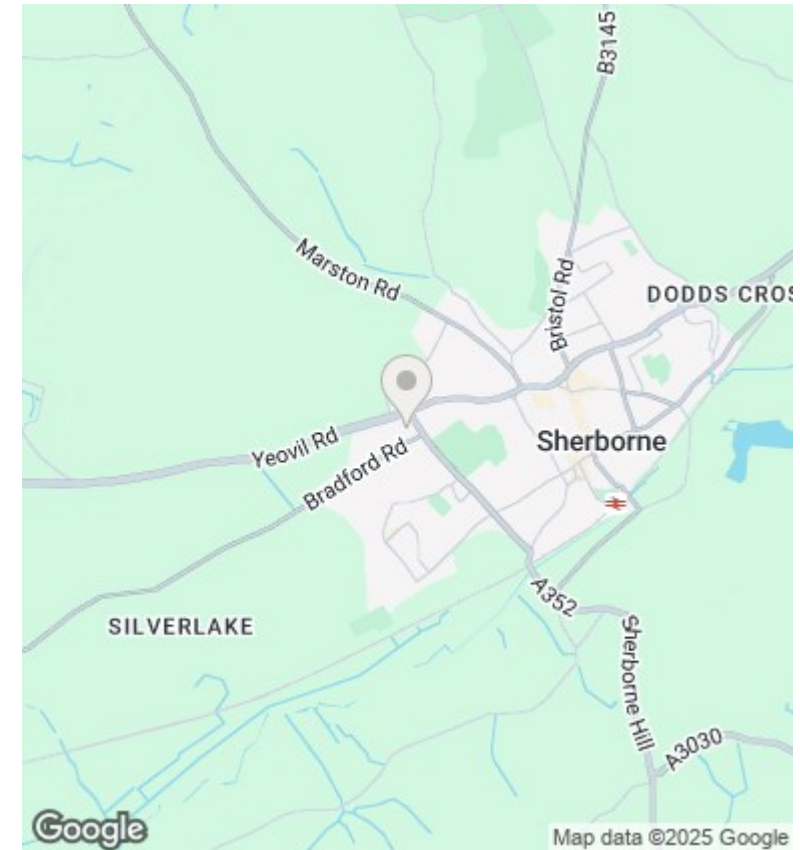


Ground Floor
Approximate Floor Area
523 sq.ft
(48.60 sq.m)

First Floor
Approximate Floor Area
523 sq.ft
(48.60 sq.m)

Approximate Gross Internal Floor Area 1,308 sq. ft / 121.54 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

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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