

# Rolfe East



## Dairy Close, Sherborne, DT9 4FR

Guide Price £290,000

- SITUATED IN A CHOICE CUL-SAC ADDRESS WITH NO THROUGH-TRAFFIC.
- MASTER DOUBLE BEDROOM WITH EN-SUITE SHOWER ROOM.
- GROUND FLOOR WC / CLOAKROOM.
- SHORT WALK TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.
- GENEROUS WEST-FACING LEVEL REAR GARDEN - 31'8 in depth x 22'8 in width.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND DOUBLE GLAZING.
- DRIVEWAY PARKING FOR TWO CARS.
- MODERN SEMI-DETACHED HOUSE WITH THREE BEDROOMS.
- OPEN-PLAN KITCHEN DINING ROOM OPENING ON TO REAR GARDEN.
- SHORT WALK TO NEARBY COUNTRYSIDE.

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# 7 Dairy Close, Sherborne DT9 4FR

'7 Dairy Close' is a modern, well-presented semi-detached house situated in a superb, 'tucked away' cul-de-sac location on the western fringe of Sherborne town. The house boasts a generous, level rear garden enjoying a good degree of privacy and a sunny westerly aspect. The house comes with private driveway parking at the side for two cars. It is a short walk to nearby countryside, Sherborne town centre and the mainline railway station to London Waterloo. The property is beautifully presented with a stylish contemporary kitchen and modern colour schemes. It is heated via mains gas fired radiator central heating and also benefits from double glazing. The accommodation is well arranged, boasting an excellent level of natural light from an east-to-west aspect. It comprises entrance reception hall, sitting room / dining room, kitchen / breakfast room and a ground floor WC / cloakroom. On the first floor, there is a landing area, master double bedroom with en-suite shower room, two further generous bedrooms and a family bathroom. The property has scope to extend at the rear, subject to the necessary planning permission. The property has countryside walks from nearby the front door – ideal as you do not need to put the children or the dogs in the car! It is a short walk to the stunning, historic town centre of Sherborne with its superb boutique high street boasting cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous schools. 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' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House. It is also a short walk to the mainline railway station, making London Waterloo directly in just over two hours.



Council Tax Band: C



The property is perfect for those aspiring couples or families looking for their perfect Sherborne home, buyers cashing out of the South East and London market or cash buyers looking for their perfect West Country home to settle in, potentially linked to the wonderful selection of local schools. It may also be of interest to the holiday letting or second home market.

Paved pathway to front door. Panelled front door leads to

**ENTRANCE RECEPTION HALL:** 9'9 maximum x 6' maximum. A useful greeting area providing a heart to the home, timber effect flooring, radiator, staircase rises to the first floor. Panel doors lead off to ground floor rooms.

**SITTING ROOM:** 14'4 maximum x 12' maximum. A beautifully presented main reception room, double glazed window to the front enjoying an easterly aspect and the morning sun, radiator, telephone point, TV point. Panel door leads to understairs storage cupboard space. Panel door from the sitting room leads to the

**KITCHEN DINING ROOM:** 15'3 maximum x 9'8 maximum. A superb open-plan room with aspect onto the rear garden enjoying a westerly aspect and the afternoon sun, uPVC double glazed double French doors open onto the rear garden, double glazed window to the rear. A range of modern kitchen units comprising stone effect laminated worksurface and surrounds, inset stainless steel one and a half sink bowl and drainer unit with mixer tap over, inset stainless steel gas hob with stainless steel electric oven under, a range of drawers and cupboards under, integrated dishwasher, integrated washing machine, a range of drawers and cupboards under, fitted fridge and freezer, a range of matching wall mounted cupboards, wall mounted stainless steel cooker hood

extractor fan, stainless steel splash back, wall mounted cupboard houses mains gas fired combination boiler, timber effect flooring, radiator.

Panel door from the entrance hall leads to

**CLOAKROOM / WC:** 5'7 maximum x 3'6 maximum. Low level WC, pedestal wash basin, tiled splash back, radiator, timber effect flooring, double glazed window to the front.

Staircase rises from the entrance hall to the first floor landing, ceiling hatch to loft space. Panel door leads to landing airing cupboard, fitted shelving. Panel doors lead off the landing to the first floor rooms.

**MASTER BEDROOM:** 11'10 maximum x 9'6 maximum. A generous double bedroom, double glazed window to the front boasting an easterly aspect and the morning sun, radiator. Panel door leads to fitted wardrobe cupboard space. Further panel door leads to

**EN-SUITE SHOWER ROOM:** 6'4 maximum x 5'5 maximum. A white suite comprising low level WC, pedestal wash basin, tiled splash back, glazed corner shower cubicle with wall mounted mains shower over, tiled surrounds, radiator, double glazed window to the front, extractor fan.

**BEDROOM TWO:** 9'2 maximum x 7'6 maximum. A second double bedroom, double glazed window to the rear overlooks the rear garden boasting a westerly aspect, radiator.

**BEDROOM THREE:** 7'7 maximum x 5'11 maximum. Double glazed window to the rear overlooking the rear garden, radiator.

**FAMILY BATHROOM:** 5'11 maximum x 6' maximum. A modern white suite comprising low level WC, pedestal wash basin, panel bath, tiling to splash prone areas, radiator, extractor fan, double glazed window to the side.

#### OUTSIDE:

At the front of the property a paved pathway leads to the front door, there is a portion of front garden laid to lawn and stone chippings. A dropped curb gives vehicular access to a driveway at the side of the property providing off road parking for 2 cars.

Timber side gate from the side of the property leads to the main rear garden, paved side pathway and side storage area idea for storing recycling containers and wheelie bins.

The MAIN GARDEN measures 31'8 in depth x 22'8 in width. This generous rear garden is laid mainly to lawn and enclosed by timber panel fencing. It boasts a westerly aspect and the afternoon sun, timber decked patio area, timber garden shed, outside tap.

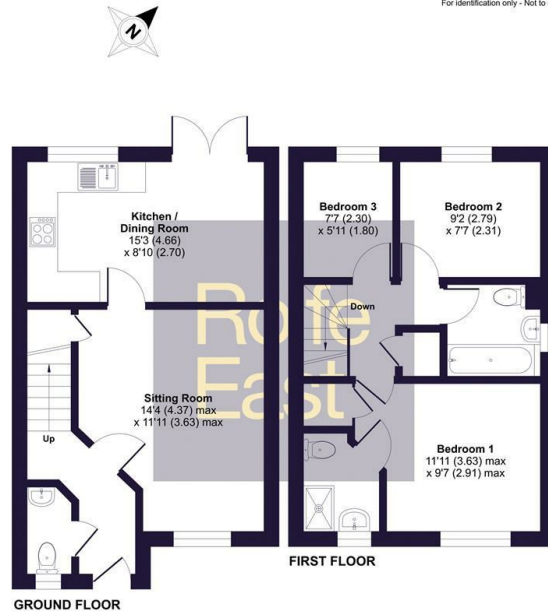




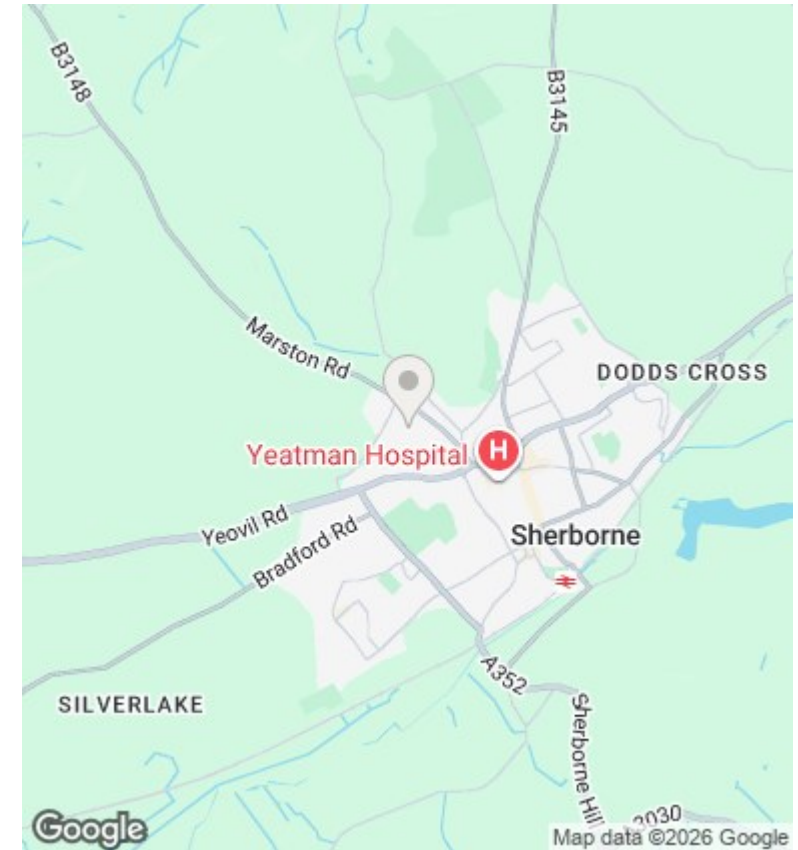


## Dairy Close, Sherborne, DT9

Approximate Area = 749 sq ft / 69.5 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). © rchecomm 2026. Produced for Rolfe East Sherborne Ltd. REF: 1416950



## Directions

## Viewings

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

## Council Tax Band

C

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