

Rolfe East



Wootton Grove, Sherborne, DT9 4DL

Offers In Excess Of £350,000

- PRECEDENT-SETTING FULLY RENOVATED AND EXTENDED PERIOD EDWARDIAN HOME.
- ECLECTIC 'WOW-FACTOR' OPEN PLAN KITCHEN AND 37' MAIN LIVING AREA!
- ELEGANT CEILING HEIGHTS, CAST IRON FIREPLACES, PANEL DOORS AND BAY WINDOWS.
- ENCLOSED PRIVATE REAR GARDEN WITH DETACHED OUT BUILDING / OFFICE.
- MAINS GAS RADIATOR CENTRAL HEATING AND uPVC SASH DOUBLE GLAZING.
- THREE DOUBLE BEDROOMS - MASTER WITH EN-SUITE SHOWER ROOM.
- SUPERB DECORATIVE ORDER THROUGHOUT WITH GREAT FLOW OF NATURAL LIGHT.
- GREAT RESIDENTIAL ADDRESS A SHORT WALK FROM THE TOWN CENTRE!
- VIEWS OF THE TOWN AND CASTLE!
- SHORT WALK TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.

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Pentire, 1 Wootton Grove, Sherborne DT9 4DL

NO FURTHER CHAIN! 'Pentire, 1 Wootton Grove' is a precedent-setting, end-of-terrace, period home with deceptively spacious accommodation extending to 1221 square feet. Elegant character features include excellent ceiling heights from the era, full height bay window, pine panel doors, cast iron feature fireplace surrounds and much more. The current owners have completed a full, tasteful, sympathetic renovation on the property throughout. The house comes with a delightful enclosed, level rear garden plus brick-built outbuilding that has been tastefully converted to a superb work-from-home office space. The property enjoys a light west-to-east aspect and a good flow of natural light from dual and triple aspects and large windows. It comprises entrance reception hall, open-plan main room measuring 37' maximum with separate lounge and dining areas, 'wow-factor' kitchen breakfast room with an extensive range of recently replaced contemporary kitchen units and downstairs WC. On the first floor is a landing area, two generous bedrooms and a large family bathroom. On the second floor is a further landing, sublime master bedroom and en-suite shower room. The house boasts stylish replacement uPVC double glazed period-style sash windows and mains gas fired radiator central heating. There is access to the side of the property to gain access to the private rear garden and outbuilding. The historic, picturesque town centre of Sherborne is a short walk away, hosting a bustling out-and-about high street with many top coffee shops, boutique stores, delicatessens, pubs and Waitrose store as well as the world-famous Sherborne schools, Abbey building and mainline railway station making London Waterloo directly in just over two hours without even 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.



Council Tax Band: C



Quarry tiled pathway leads to the front door with outside light. Double glazed and panelled front door to

ENTRANCE RECEPTION HALL: 13'1 maximum x 2'10 maximum. Excellent ceiling heights. Tiled floor, radiator. Staircase rises to the first floor. Period pine panelled door leads to the main ground floor rooms.

The ground floor of this property has been reconfigured to provide a stylish contemporary open-plan living space. Maximum measurements of 36'4, maximum x 14'8 maximum. This fantastic area is split into three zones.

SITTING ROOM: 12'6 maximum x 11'5 maximum. A beautifully presented area with excellent ceiling heights, full height period bay window with three uPVC double glazed period style sash windows to the front boasting a sunny westerly aspect, moulded picture rail, moulded skirting boards and architraves, featured period fire surround and tiled hearth, fireside recess cupboards and shelves, radiator, timber effect luxury vinyl floor tiles, telephone point, TV point, large entrance leads to

DINING ROOM: 11'11 maximum x 10'4 maximum. Excellent ceiling heights, radiator, feature fireplace recess and hearth, timber effect luxury vinyl tiles, wall mounted shelving, radiator, moulded skirting boards and architraves, large entrance leads to

KITCHEN BREAKFAST ROOM: 15' maximum x 14'8 maximum. A fantastic contemporary living space enjoying a range of high quality contemporary kitchen units comprising Minerva work surfaces, inset sink bowl with instant hot water mixer tap over, mirrored splash back, a range of cupboards and pan drawers under, integrated fridge and freezer, built-in Bosch electric oven. Large cupboard houses Worcester Bosch wall-mounted mains gas boiler, space and plumbing for washing machine. Large island unit with NEFF electric induction hob, a range of drawers and cupboards under, breakfast bar, integrated NEFF dishwasher, cupboard houses recycling bins, radiator, moulded skirting boards and architraves, Excellent ceiling heights, inset ceiling lighting, ceiling roof light window, timber effect luxury vinyl tiles. uPVC

double glazed double French doors open onto the rear garden. Two uPVC double glazed windows to the rear overlook the rear garden and boast an easterly aspect.

Period pine panel door leads from the dining room to

GROUND FLOOR WC / CLOAKROOM: Fitted low level WC, wall mounted wash basin, tiled floor.

Staircase rises from the entrance reception hall to the

FIRST FLOOR LANDING: 11'4 maximum x 2'8 maximum. Painted panelling, excellent ceiling heights, moulded skirting boards and architraves. Period pine panel doors lead off to the first floor rooms.

BEDROOM TWO: 14'10 maximum x 9'11 maximum. A generous double bedroom. Two uPVC double glazed period style sash windows to the front enjoying a westerly aspect. Excellent ceiling heights, radiator, moulded skirting boards and architraves, cast iron period fire surround.

BEDROOM THREE: 10'5 maximum x 9'2 maximum. A third double bedroom, excellent ceiling heights, uPVC double glazed window to the rear enjoys a easterly aspect, radiator, moulded skirting boards and architraves, period cast iron feature fire surround, fireside recess shelving.

FIRST FLOOR FAMILY BATHROOM: 7'11 maximum x 7'3 maximum. A recently replaced white suite comprising low level WC, wash basin over storage cupboard, mixer tap over, jacuzzi bath with mixer tap over, separate glazed corner shower cubicle with mains shower over, tiling to splash prone areas, two heated towel rails, uPVC, double glazed windows to the rear. Timber effect luxury vinyl tiles.

Staircase rises from the first floor landing to the second floor. Second floor landing. Pine panel door gives access to the

MASTER BEDROOM: 15'1 maximum x 10'2 maximum. A generous double bedroom enjoying a light triple aspect with two double glazed Velux ceiling windows to the front, uPVC double glazed window to the side and uPVC double glazed windows to the rear. Side window enjoys extensive countryside views beyond neighbouring properties, radiator, painted panelling, moulded skirting boards and architraves, inset ceiling lighting. Doors lead to eaves storage cupboard space. Door leads to walk-in wardrobe. Panel door leads from the master bedroom to the

EN-SUITE SHOWER ROOM: 7'1 maximum x 7'11 maximum. A modern white suite comprising low level WC. Wash basin over storage drawer, mixer tap over. Walk-in double size shower cubicle with glazed screen, wall mounted power shower over. Tiled walls and floor, chrome heated towel rail, extractor fan, inset feature ceiling lighting, uPVC double glazed window to the side.

OUTSIDE: At the front of the property there is a small portion of front garden laid to slate chippings enclosed by red brick walls and period wrought iron decorative railings. Quarry tiled pathway leads to the front door with outside light. A shared pathway to the side of the property leads to timber gate giving access to the

MAIN REAR GARDEN: 27' in length x 16'3 in width. This level rear garden is enclosed by timber panel fencing and enjoys a good degree of privacy. It boasts an easterly aspect. It is arranged for ease of maintenance and boasts a stone paved patio seating area with outside lighting, outside power point, outside tap. Steps rise to an area laid to astroturf boasting a variety of flower beds and borders. Timber trellis, pathway leads to a paved area at the rear of the garden with timber shed area to store recycling containers and wheelie bins.

BRICK BUILT OUTBUILDING / OFFICE: 10'2 maximum x 6'4 maximum. uPVC double glazed window overlooks the rear garden. Light and power connected.





The floor plan shows a two-story house with a central hallway. The ground floor includes a sitting room, dining room, kitchen, and office. The first floor includes three bedrooms and a bathroom. The plan also shows a staircase leading up and down, and a large central area labeled 'Roof East'.

GROUND FLOOR

- Office: 9'3" (2.83) x 6'5" (1.95)
- Kitchen: 14'9" (4.50) x 13'1" (3.98)
- Dining Room: 11'7" (3.52) x 10'6" (3.20)
- Sitting Room: 11'5" (3.49) max x 9'10" (2.99) bay

FIRST FLOOR

- Bedroom 1: 15'1" (4.60) max x 10'3" (3.12) max
- Bedroom 2: 14'11" (4.54) max x 9'11" (3.01) max
- Bedroom 3: 10'5" (3.18) x 9'6" (2.89)

SECOND FLOOR

- Access To Eaves

Roof East

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