

Rolfe East



The Meads, Milborne Port, DT9 5DS

Guide Price £285,000

- MATURE THREE BEDROOM SEMI-DETACHED HOUSE IN TOP CUL-DE-SAC ADDRESS.
- SINGLE GARAGE AND DRIVEWAY PARKING FOR THREE CARS.
- NICE VIEWS TOWARDS WHEATHILL AT THE REAR.
- VACANT - NO FURTHER CHAIN.
- GENEROUS LEVEL REAR GARDEN WITH AN EASTERLY ASPECT.
- 1174 SQUARE FEET - INCLUDING CONSERVATORY.
- VERY SHORT WALK TO PRETTY VILLAGE CENTRE AND EXCELLENT AMENITIES.
- HUGE SCOPE FOR EXTENSION, subject to the necessary planning permission.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- SHORT DRIVE TO SHERBORNE TOWN AND MAINLINE RAILWAY STATION TO LONDON.

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36 The Meads, Milborne Port DT9 5DS

VACANT - NO FURTHER CHAIN. TOP ADDRESS! '36 The Meads' is a mature, deceptively spacious (1174 square feet), semi-detached house situated in a choice, 'tucked away' cul-de-sac location, a short walk from the popular village centre and excellent amenities. It is a short drive to the historic town centre of Sherborne and mainline railway station to London Waterloo. The house has a good flow of natural light with a sunny west-to east aspect and views at the rear to Wheathill and countryside. It boasts a generous, enclosed, level rear garden enjoying a sunny east-facing aspect and good privacy. There is private off road driveway parking for three cars plus an attached single garage. The front garden offers scope to convert to more off road parking, subject to the necessary planning permission. The well-arranged accommodation comprises entrance reception hall, sitting room / dining room with dual aspect, conservatory, kitchen and side lobby / utility room. On the first floor, there is a landing, three generous bedrooms and a family bathroom. It is heated via a mains gas-fired radiator central heating system and also benefits from uPVC double glazing. This lovely home offers tremendous scope to extend, subject to the necessary planning permission. It is situated near the heart of this pretty, popular village on the Somerset / Dorset borders, only a short walk to the village amenities. It enjoys lovely 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 very short walk to the village centre, church, public house, primary school and village shops. Milborne Port boasts The Clockspire - a superb new restaurant, brand new Co-op supermarket and more. It is a short drive 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.



Council Tax Band: C



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 drive to the mainline railway station, making London Waterloo directly in just over two hours.

Pathway to storm porch with outside light. Double glazed front door to

ENTRANCE RECEPTION HALL: 11'11 maximum x 6'4 maximum. A useful greeting area providing a heart to the home, hardwood double glazed window to the front, staircase rises to the first floor, telephone point, radiator, door leads to understairs cupboard space. Glazed doors lead off entrance hall to the main ground floor rooms.

SITTING ROOM / DINING ROOM: 21'9 maximum x 11'10 maximum. A generous main reception room, large uPVC double glazed window to the front boasting a westerly aspect, oak fire surround with gas fire and marble hearth, fire side recess, gas fired back builder, two radiators, TV ariel attachment. uPVC double glazed double French doors lead from the sitting room through to the

CONSERVATORY / DINING ROOM: 16'9 maximum x 7'3 maximum. uPVC double glazed construction with double glazed windows overlooking the rear garden boasting an easterly aspect, radiator, light and power connected.

Glazed doors from the entrance hall and from the sitting room/dining room lead to the

KITCHEN BREAKFAST ROOM: 9'9 maximum x 9'5 maximum. A range of oak fronted oak kitchen units comprising laminated worksurface, inset stainless steel sink bowl and drainer unit with mixer tap over, a range of drawers and cupboards under, space and plumbing for washing machine, space for upright fridge freezer, a range of matching wall mounted

cupboards, wall mounted cooker hood extractor fan, wall mounted plate rack, breakfast bar, radiator. Door leads to shelved cupboard space, uPVC double glazed window to the conservatory. Glazed door to the side leads to

SIDE LOBBY / UTILITY ROOM: 12'6 maximum x 3'3 maximum. Space for upright fridge freezer, light and power connected, windows to the side. Glazed door to the

REAR LOBBY / BOOT ROOM: 7'9 maximum x 4'6 maximum. Tiled floor, glazed stable door opening onto the rear, uPVC double glazed windows to the conservatory, fitted cupboards.

Staircase and stairlift rises from the entrance reception hall to the

FIRST FLOOR LANDING: 7'6 maximum x 5'6 maximum. uPVC double glazed windows to the side, ceiling hatch and loft ladder leads to part boarded loft space with electric light connected. Doors lead off the landing to the first floor rooms.

BEDROOM ONE: 12'10 maximum x 10'3 maximum. A generous double bedroom, uPVC double glazed window to the front, radiator, telephone point, doors lead to fitted wardrobe cupboard space.

BEDROOM TWO: 10'8 maximum x 8'7 maximum. A second generous double bedroom, uPVC double glazed window to the rear overlooks the rear garden enjoying views to Wheathill beyond neighbouring properties, radiator, fitted bedroom furniture including wardrobes with overhead cupboards, bedside cabinets. Double doors lead to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelves.

BEDROOM THREE: 10'2 maximum x 7'5 maximum. uPVC double glazed window to the front, radiator, door leads to fitted wardrobe cupboard space.

FIRST FLOOR FAMILY BATHROOM: 7'5 maximum x 5'7 maximum. A fitted suite comprising low level WC, pedestal wash basin, panel bath with glazed

shower screen over, wall mounted mains shower over, separated shower tap arrangement, radiator, shaver light and point, uPVC double glazed window to the rear, fitted cupboards.

OUTSIDE:

At the front of the property there is a generous lawned garden giving a depth of 20' from the pavement. A variety of well stocked flowerbeds and borders including some mature trees, plants and shrubs.

A dropped curb gives vehicular access to a PRIVATE DRIVEWAY at the side of the house, providing off road parking for 2-3 cars, area to store recycling containers and wheelie bins. Driveway leads to

ATTACHED GARAGE: 17'10 maximum x 8'7 maximum. Metal up-and-over door, light and power connected, window to the rear, personal door to the side.

REAR GARDEN measures approximately 70' in length x 30' in width. This level rear garden is laid mainly to lawn and boasts an easterly aspect. There is a paved patio seating area, a beautiful selection of flowerbeds and borders including some mature plants, shrubs and trees, greenhouse, outside tap.

TIMBER GARDEN STORE: 9'5 maximum x 5'2 maximum.

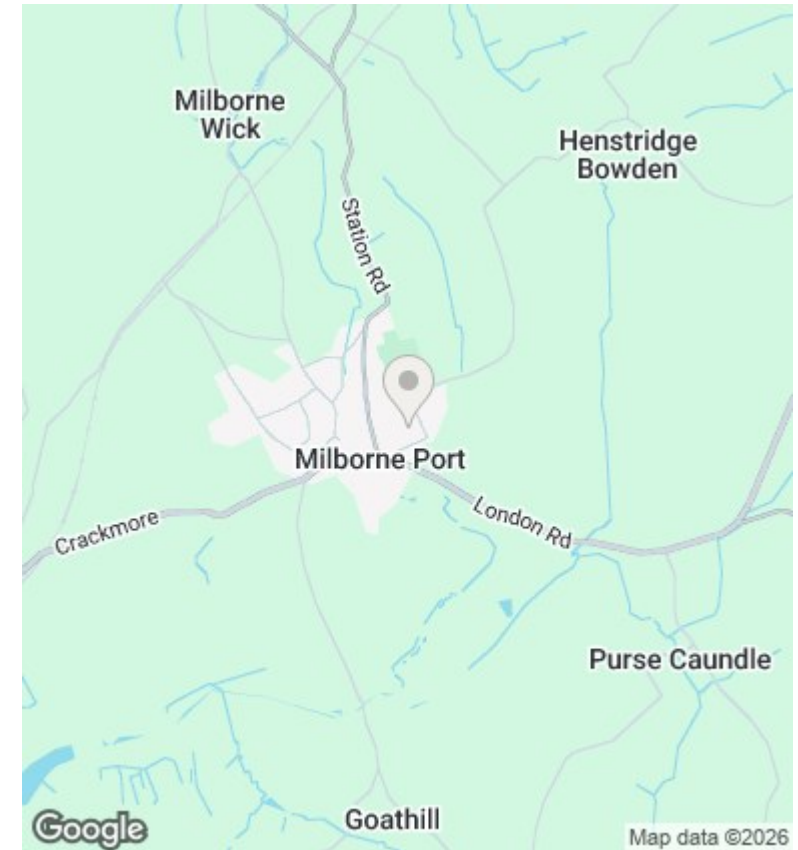
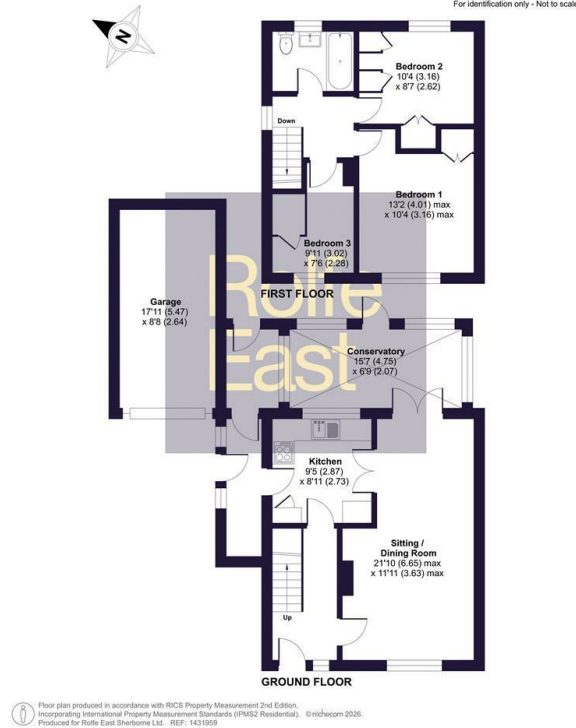
TIMBER WORKSHOP: 9'1 maximum x 6'1 maximum. Window to the rear, light and power connected.





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Approximate Area = 1019 sq ft / 94.6 sq m
Garage = 155 sq ft / 14.3 sq m
Total = 1174 sq ft / 108.9 sq m
For identification only - Not to scale



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) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC