

# Rolfe East



## Wessex Court, Henstridge, BA8 0AU

Guide Price £750,000

- HANDSOME NATURAL STONE MODERN DETACHED HOME IN PRIVATE DEVELOPMENT.
- 4/5 BEDROOMS PLUS 3 RECEPTION ROOMS AND SUPERB OPEN PLAN KITCHEN.
- CENTRAL RESIDENTS GREEN PLUS LOVELY VIEWS TO PRETTY PARISH CHURCH NEARBY.
- ARGUABLY THE BEST ADDRESS AND AREA IN THIS POPULAR VILLAGE.
- OIL FIRED RADIATOR CENTRAL HEATING, LOG BURNER AND TIMBER DOUBLE GLAZING.
- IMMACULATE AND TASTEFUL DECORATIVE ORDER THROUGHOUT (2469 square feet).
- SHORT WALK TO VILLAGE CENTRE, PUB, PRIMARY SCHOOL, ACTIVE VILLAGE HALL.
- LEVEL PLOT AND STUNNING GARDEN EXTENDING TO 0.14 ACRES APPROXIMATELY.
- DOUBLE GARAGE AND PRIVATE DRIVEWAY PARKING FOR 2-4 CARS.
- TWO BEDROOMS WITH EN-SUITE SHOWER ROOMS.

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# 15 Wessex Court, Henstridge BA8 0AU

'15 Wessex Court' is a beautiful, substantial (2469 square feet), double-fronted, detached, part natural stone, period-style, modern house that is part of a private residents development with views to the ancient parish church and situated in a very exclusive 'tucked away' residential address, a short walk to the centre of the pretty Somerset village of Henstridge. It is also a short drive to the centre of Sherborne town and mainline railway station to London Waterloo in nearby Sherborne and Templecombe (Waterloo directly in just over two hours). This immaculate home offers significant, flexible accommodation that is finished to an exceptional standard throughout with new kitchen and bathrooms plus much more. The house stands in a generous, level plot and stunning gardens extending to 0.13 acres approximately. The rear garden is beautifully landscaped, boasting a good level of privacy plus a sunny aspect and is dog friendly. It offers scope for extension at the side and rear, subject to the necessary planning permission. The house benefits from bespoke period-style double glazing and oil-fired radiator central heating plus a cast iron log burning stove. There is a large double garage and private driveway parking for two to four cars, depending on size. The deceptively spacious, flexible accommodation could be reconfigured to incorporate ground floor bedrooms. The house enjoys good levels of natural light via a southerly aspect at the front and dual aspects. It comprises large feature entrance reception hall, sitting room, dining room / snug, impressive open-plan kitchen family room with garden room area, utility room, office / occasional ground floor double bedroom and cloakroom / WC. On the first floor there is a landing area, large master double bedroom with en-suite shower room, second double bedroom with a further en-suite shower room, two further double bedrooms and a family bathroom.



Council Tax Band: G



This property has a service charge for communal areas of approximately £350 per annum. There are fantastic rural dog walks not far from the front door as well as a short walking distance to excellent village amenities and the pretty village centre. This house is set in a highly sought-after, exclusive residential address near the centre of Henstridge and the pretty parish church. The village of Henstridge has a church, two public houses and a primary school at its centre and additional local services found nearby at Stalbridge where there is the popular Dikes independent supermarket and a range of local shops.

It is a short drive 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, breath-taking 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.

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

**ENTRANCE RECEPTION HALL:** 14'2 maximum x 9'7 maximum. A beautiful greeting area providing a heart to the home, inset ceiling lighting, engineered oak floor, moulded skirting boards and architraves, oak staircase rises to the first floor, radiator. Oak panelled doors lead off the entrance reception hall to the main ground floor rooms.

**SITTING ROOM:** 17'3 maximum x 14'5 maximum. A beautifully presented main reception room enjoying a light dual aspect with double glazed window to the front boasting a sunny south easterly aspect and double glazed window to the rear overlooking the rear garden, two radiators, engineered oak floor, moulded skirting boards and architraves, inset ceiling lighting, feature fireplace recess with cast iron log burning stove, granite hearth, TV point, telephone point.

**DINING ROOM / RECEPTION ROOM TWO:** 11'5 maximum x 11'11 maximum. A useful second reception room for flexible uses and potential for a ground floor double fifth bedroom. Enjoying a light dual aspect, double glazed window to the side, double glazed door leads to the rear garden, engineered oak flooring, radiator, moulded skirting boards and architraves, inset ceiling lighting, TV point, telephone point.

**OFFICE / SNUG:** 11'11 maximum x 10' maximum. Another generous room enjoying a light dual aspect with double glazed windows to the front boasting a sunny south easterly aspect, double glazed window to the side, inset ceiling lighting, radiator, moulded skirting boards and architraves, engineered oak flooring, TV point, telephone point. This room has the potential to use as another ground floor double bedroom.

**OPEN-PLAN KITCHEN FAMILY ROOM:** 31'10 maximum x 17'1 maximum. A simply fantastic open-plan living space, bathed in natural light and split into three areas.

**Kitchen area** - An extensive range of replacement modern kitchen units comprising stone worksurfaces and surrounds, inset stainless steel Franke sink with mixer tap over, inset induction hob, glass splash back, an extensive range of pan drawers and cupboards under, integrated Bosch dishwasher. Door leads to large fitted corner shelved larder cupboard, built-in eye-level electric combination oven with grill, oven and microwave, further full size electric

steam oven and separate warming draw under, integrated fridge, a range of further fitted cupboards, feature island unit with stone worksurface with fitted bin unit under, second large shelved corner storage larder, double glazed window to the side, wall mounted cooker hood extractor fan, inset ceiling lighting.

**Dining room area** – Double glazed window to the side, inset feature ceiling lighting, radiator, fitted oak worksurface with drawers and cupboards under, fitted wine rack, TV ariel attachment.

**Garden room area** - 14'6 maximum x 8'7 maximum. Double glazed windows to both sides and the rear overlooking the main rear garden, uPVC double glazed double French doors open onto the rear patio and garden, timber effect flooring, light and power connected, TV point, wall mounted contemporary radiator.

Oak panel door leads from the kitchen dining room area to the

**UTILITY ROOM:** 5'6 maximum x 8'1 maximum. Granite worksurface with stainless sink bowl and mixer tap over, decorative tiled surrounds, fitted cupboards under, space and plumbing for washing machine, space for upright freezer, further fitted cupboard, floor standing Grant oil fired central heating boiler, timber effect flooring, inset ceiling lighting, extractor fan, uPVC double glazed door to the side.

Oak panel door from the entrance reception hall leads to

**CLOAKROOM / WC:** 5'5 maximum x 3'1 maximum. Fitted low level WC, wash basin over storage cupboard, mixer tap over, decorative tiling to dado height, timber effect flooring, radiator, inset feature ceiling lighting, extractor fan.

Oak staircase rises from the entrance reception hall to the

**FIRST FLOOR LANDING:** 13'6 maximum x 12'1 maximum. A generous first floor landing area with inset ceiling lighting, moulded skirting boards and architraves, double glazed window overlooks the rear garden, engineered oak flooring, radiator, ceiling hatch to loft storage space. Oak panel door leads to airing cupboard housing pressurised hot water cylinder and immersion heater, shelving. Oak panel doors lead off the landing to the first floor rooms.

**MASTER BEDROOM:** 17'2 maximum x 14'10 maximum. A huge main double bedroom enjoying a light dual aspect with double glazed windows to both sides, inset ceiling lighting, two double radiators, moulded skirting boards and architraves, TV point, telephone point, oak doors lead to fitted double wardrobe cupboard space, oak panel door leads to additional single wardrobe, oak door leads to

**EN-SUITE SHOWER ROOM:** 5'5' maximum x 6'11 maximum. A modern white suite comprising low level WC, wash basin in worksurface with tiled surrounds, cupboards under, walk-in double-sized glazed shower cubicle with wall mounted mains shower over, tiling to splash prone areas, ceramic floor tiles, wall mounted cabinet, wall mounted mirror, shaver point, chrome heated towel rail, inset ceiling lighting, extractor fan.

**BEDROOM TWO:** 16'9 maximum x 11'11 maximum. A generous second double bedroom enjoying a light dual aspect with two double glazed windows to the side enjoying pleasant views of the pretty parish church, double glazed window to the front, two radiators, moulded



skirting boards and architraves, inset feature ceiling lighting, TV point, telephone point. Oak panel door leads to fitted wardrobe cupboard space. Further double doors lead to fitted cupboard space. Oak panel door leads to

**EN-SUITE SHOWER ROOM:** 7' x 4'6 maximum. A modern white suite comprising low level WC, wash basin, full range of storage cupboards, tiled splash back, glazed shower cubicle with wall mounted mains shower over, tiled surrounds, chrome heated towel rail, inset ceiling lighting, extractor fan, shaver point.

**BEDROOM THREE:** 17'2 maximum x 10'6 maximum. A third generous double bedroom enjoying a light dual aspect with double glazed window to the front boasting a sunny south easterly aspect, double glazed window overlooks the rear garden, two radiators, moulded skirting boards and architraves, inset feature ceiling lighting, TV point, telephone point, double doors lead to fitted wardrobe cupboard space.

**BEDROOM FOUR:** 12'0 maximum x 9'10 maximum. A fourth double bedroom, double glazed window to the front, moulded skirting boards and architraves, inset ceiling lighting, radiator, TV point, telephone point. Oak panel door leads to fitted wardrobe cupboard space.

**FAMILY BATHROOM:** 6'0 maximum x 7'5 maximum. A modern white suite comprising low level WC, wash basin fitted into worksurface, cupboards under, tiled surrounds, panel bath with mains shower tap arrangement over, tiling to splash prone areas, timber effect flooring, double glazed window to the side, chrome heated towel rail, inset feature ceiling lighting, extractor fan, bathroom cabinet with illuminated demister mirror, shaver point.

#### OUTSIDE:

This property stands in a generous level plot and gardens extending to 0.14 acres approximately.

At the front of the property there is a portion of front garden laid to stone chippings and enclosed by attractive natural stone walls. The front pathway leads to storm porch with outside light.

Double timber five bar gate give vehicular access from the road to a private driveway at the side of the house, providing off road parking for 3-4 cars, outside lighting, electric vehicle charging point. The driveway leads to a

**DETACHED DOUBLE GARAGE:** 18'4 in width x 18'9 in depth. One automatic up-and-over garage door, one manual garage door, light and power connected, rafter storage above, space for tumble dryer, personal door to the side.

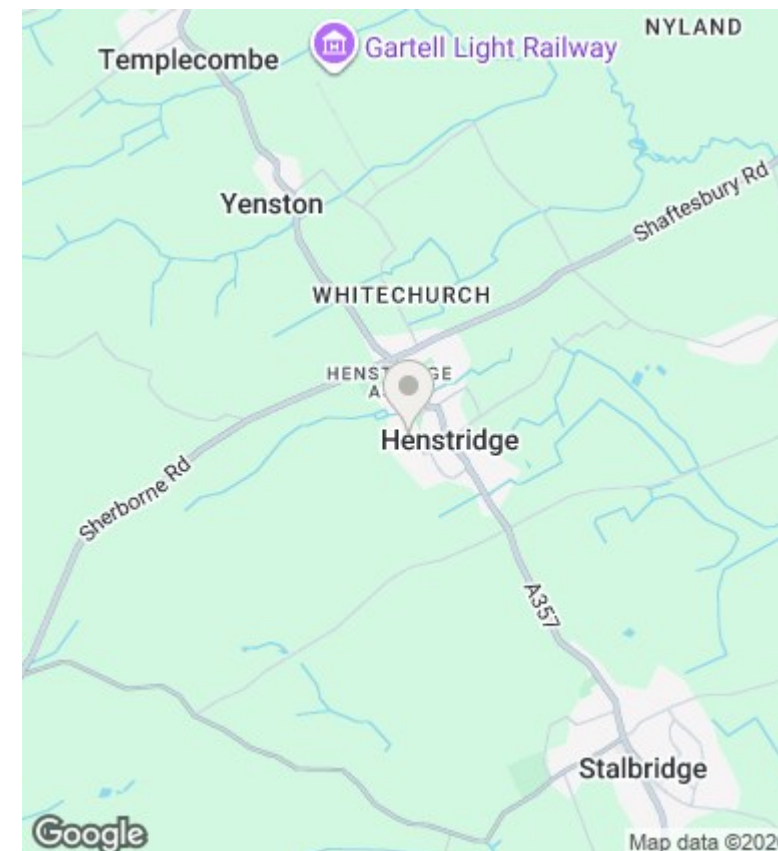
Timber gate from the driveway gives access to the

**MAIN REAR GARDEN:** 72' in depth maximum x 51'3 maximum in width. This impressive, level rear garden is laid mainly to lawn and has been subject to recent landscaping with a large resin patio seating area. The rear garden is enclosed by brick walls and timber fencing plus natural stone walls. There is a variety of shaped flowerbeds and borders, well stocked with a mature selection of plants and shrubs, fenced area houses oil tank, two outside lights, two outside taps. The rear garden is fully enclosed and dog friendly.









## Directions

## Viewings

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

## Council Tax Band

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	76
(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 2002/91/EC