Rolfe East







Bradford Lane, Longburton, DT9 6ES

Guide Price £600,000

- SUBSTANTIAL (1800 sq ft) DETACHED BUNGALOW IN EXCELLENT COUNTRY LANE ADDRESS.
- LOVELY COUNTRYSIDE VIEWS!
- DETACHED STUDIO / CABIN PLUS OUTBUILDINGS AND BARNS.
- SHORT DRIVE TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.
- STANDING IN A HUGE PLOT OF NEARLY 1 ACRE! (0.82 ACRES APPROXIMATELY).
- PRIVATE OFF ROAD PARKING FOR TEN CARS OR MORE.
- COUNTRY LANE DOG WALKS FROM THE FRONT DOOR!
- IMPRESSIVE LONG SWEEPING DRIVEWAY APPROACH.
- SOLAR PANELS, AIR SOURCED HEAT PUMP CENTRAL HEATING AND DOUBLE GLAZING.
- SHORT WALK TO NEARBY COUNTRYSIDE, PRETTY VILLAGE CENTRE AND POPULAR PUB.

80 Cheap Street, Sherborne, Dorset, DT9 3BJ
01935 814 929

sherborne@rolfe-east.com
https://www.rolfe-east.com/

Abinger Bradford Lane, Longburton DT9 6ES

JUST UNDER ONE ACRE! 'Abinger' is a substantial (1800 square feet), mature, detached bungalow situated in, arguably, the best residential address in the pretty Dorset village of Longburton on a quiet country lane, a very short walk to the popular village pub. It is a short drive to the historic town centre of Sherborne and the mainline railway station to London Waterloo. The property stands in a generous, level plot and gardens extending to just under one acre (0.82 acres) approximately. The gardens back on to fabulous fields and countryside. Outbuildings include a large summerhouse / studio with shower room / WC plus various barns. The property benefits from an impressive gated, sweeping driveway approach providing parking for ten or more cars. The property benefits from solar panels, an air-source heat pump powering radiator central heating plus double glazing. The exceptionally spacious, well-arranged, flexible accommodation boasts excellent levels of natural light from a sunny aspect and large windows. It comprises entrance reception hall, sitting room with cast iron log burning stove, open-plan kitchen / dining room, utility room, three generous double bedrooms and a large family bathroom. There are great country lane walks from the front door of this property – ideal as you do not need to put the children or the dogs in the car. It is also a very short drive to the picturesque, historic town of Sherborne with its superb boutique high street with coffee shops, restaurants, market square, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world famous private schools. It is also a very short drive to the mainline railway station to making London Waterloo directly in just over two hours. 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.

3 1 2 D

Council Tax Band: E





uPVC double glazed front door leads to

ENTRANCE RECEPTION HALL: 7'9 maximum x 26' maximum. A useful greeting area providing a warm heart to the home. Radiator, timber effect flooring, uPVC double glazed windows to the front and side. Telephone point. Doors lead off the entrance hall to the main rooms.

SITTING ROOM: 19'3 maximum x 13'3 maximum. A generous room enjoying a light triple aspect with uPVC double glazed sliding patio doors to the front boasting a sunny easterly aspect, uPVC double glazed window to one side, leaded light windows to the other side. Natural stone chimney breast feature with cast iron log burning stove, radiator, exposed beams, TV aerial attachment.

KITCHEN BREAKFAST ROOM: 15'9 maximum x 13'8 maximum. Another generous room, uPVC double glazed window to the rear overlooking the rear garden and enjoying extensive countryside views. A range of fitted kitchen units comprising laminated work surface, inset stainless steel one-and-a-half sink bowl and drainer unit, mixer tap over. Large stainless steel Rangemaster range-style oven with electric ovens and LPG fired gas hob. Stainless steel cooker hood over. A range of drawers and cupboards under. Space and plumbing for washing machine and tumble dryer. Space for upright fridge freezer, radiator, recess houses solar panel inverter and battery. uPVC double glazed door leads from the kitchen breakfast room to the

SIDE LOBBY / UTILITY ROOM: 12'1 maximum x 4'6 maximum. uPVC double glazed windows to the front, side and rear. Work surface, space for tumble dryer under. uPVC double glazed door to the side.

Panel doors lead from the entrance reception hall to further rooms.

BEDROOM ONE: 15'11 maximum x 15'3 maximum. A generous double bedroom with feature uPVC double glazed bay window to the front overlooking the front garden. Radiator, moulded skirting boards and architraves.

BEDROOM TWO: 16'9 maximum x 11'11 maximum. A second generous double bedroom, uPVC double glazed double French doors open onto the rear garden and boast extensive countryside views. Moulded skirting boards and architraves, radiator.

BEDROOM THREE: 12'5 maximum x 11'9 maximum. A third generous double bedroom, uPVC double glazed window to the rear overlooks the rear garden enjoying extensive countryside views. Radiator.

FAMILY BATHROOM: 12'10 maximum x 5'10 maximum. A modern white suite comprising fitted low level WC, pedestal wash basin, panel bath with mains shower tap arrangement over, separate corner glazed shower cubicle with wall mounted mains shower over, tiled walls, radiator, uPVC double glazed window to the rear, extractor fan, shaver point, illuminated mirror. Double doors lead to fitted airing cupboard housing Joule hot water cylinder and immersion heater, slatted shelving.

OUTSIDE: This mature bungalow stands in a substantial plot and gardens extending to just under one acre (0.82 acres approximately).

Double wrought iron gates give vehicular access from the country lane to a sweeping driveway approach to the front of the property providing off-road parking for numerous vehicles. There is a large lawned front garden enjoying a variety of mature trees and fruit trees giving an excellent depth between the property and the country lane. Rockery garden, elevated paved patio seating area enjoying an easterly aspect and the morning sun. Outside lighting, outside tap, outside power point. Driveway leads to the side of the property where there is an area to store recycling containers and wheelie bins.

ATTACHED CARPORT: 21'4 maximum x 8'7 maximum. Electric light connected. Lawned garden continues to the side of the property where there is a large detached cabin / outbuilding.

CABIN / OUTBUILDING: uPVC double glazed double doors lead to
MAIN STUDIO ROOM: 23'11 maximum x 16'6 maximum. uPVC double glazed windows to the front, light and power connected, wall mounted electric heater, panel doors lead off to
STUDIO ROOM TWO: 10'2 maximum x 10'4 maximum. uPVC double glazed window to the side.
SHOWER ROOM / WC: 8'11 maximum x 3'5 maximum. Fitted low level WC, pedestal wash basin, shower tray with shower attachment, uPVC double glazed windows to the side, shaver point extractor fan, wall mount electric heater.

Lawned garden continues to the northern side of the property where there is further expanse of lawn, mature trees and eventually leads to the main lawned rear garden on the western side of the property.

MAIN REAR GARDEN: This level, lawned garden backs onto fields and countryside enjoying extensive countryside views and a sunny westerly aspect. Outside lighting, outside tap, outside power point, air sourced heat pump, LPG tanks, area storing oil tank, two detached garden sheds.

ATTACHED FORMER GARAGE: 16'3 in depth x 8'10 in width. Light and power connected, windows to both sides.

TIMBER OUTBUILDING: 16' in depth x 9'10 in width. Windows to the side, light and power connected.

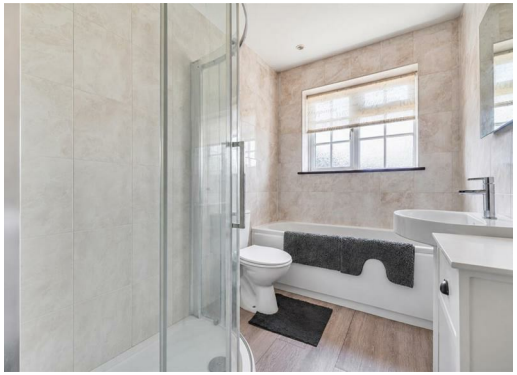
ATTACHED BARN / WORKSHOP: 28' maximum x 20'1 maximum. Double glazed windows to the side, light and power connected.









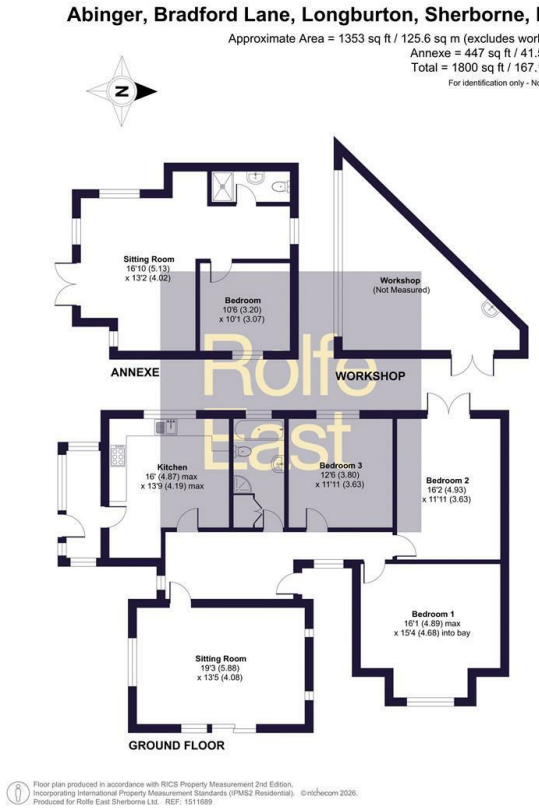














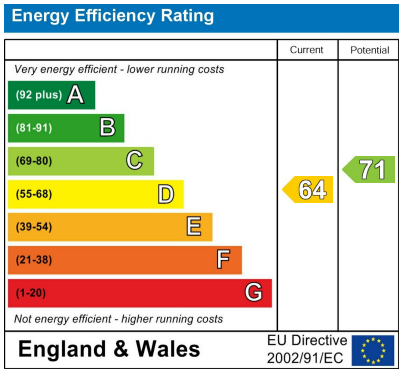
Directions

Viewings

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

Council Tax Band

E



80 Cheap Street, Sherborne, Dorset, DT9 3BJ
01935 814 929

sherborne@rolfe-east.com
https://www.rolfe-east.com/