

# Rolfe East



## Wheathill Lane, Sherborne, DT9 5EX

Offers In Excess Of £299,000

- PRETTY PERIOD NATURAL STONE COTTAGE IN 'TUCKED AWAY' ADDRESS.
- FREE UNRESTRICTED PARKING IN THE COUNTRY LANE OUTSIDE THE COTTAGE.
- COUNTRYSIDE AND COUNTRY LANE WALKS FROM THE DOOR.
- SHORT DRIVE TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.
- LOVELY GARDENS AT FRONT AND SIDE - SIDE BOASTING SOUTH-FACING ASPECT.
- FREE FROM RESTRICTIONS OF GRADE II LISTING.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- SPACE TO ADD WORK-FROM-HOME CABIN.
- FLEXIBLE ACCOMMODATION WITH 3-4 BEDROOMS (1183 square feet).
- SHORT WALK TO EXCELLENT VILLAGE AMENITIES AND PRETTY VILLAGE CENTRE.

# 4 Wheathill Lane, Sherborne DT9 5EX

'4 Wheathill Way' is a pretty, natural stone, period, double-fronted, character (1183 square feet) cottage situated in a very sought-after residential address on the edge of the popular, picturesque village of Milborne Port on the borders of Somerset and Dorset. The cottage boasts generous gardens at the front and side – the side enjoying a sunny southerly aspect. There is plenty of space to add a timber cabin or work-from-home space. There is free, unrestricted parking in the lane outside the cottage as well as in a resident's layby very nearby. The cottage benefits from uPVC double glazing, mains gas fired radiator central heating and a cast iron log burning stove. It has an excellent flow of natural light via a sunny westerly aspect at the front. The property is well presented with tasteful decoration. The flexible accommodation comprises entrance hall, sitting room, open-plan kitchen / dining room, utility room, office, occasional ground floor double bedroom four and ground floor shower room / WC. On the first floor, there is a landing area, three generous bedrooms and a family bathroom. There are countryside walks not far from the front door – ideal as you do not need to put the children or the dogs in the car! This house is set in a highly sought-after residential address not far from the centre of Milborne Port and its excellent amenities. 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, a brand new Co-op mini supermarket and a very good doctors surgery. The property is situated a short drive to the picturesque abbey town centre of Sherborne with a 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. **MUST BE VIEWED!**



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.

Paved pathway leads to front door. Double glazed front door leads to entrance porch, windows to both sides, tiled floor, electric light. Glazed and panelled front door leads to entrance hall. Staircase rises to the first floor. Panel doors lead off the entrance hall to the main ground floor rooms.

**SITTING ROOM:** 12' maximum x 14' maximum. A well-presented main reception room with uPVC double glazed window to the front boasting a westerly aspect and the afternoon sun, feature fireplace recess with cast iron log burning stove, tiled hearth, exposed pine floorboards, moulded skirting boards and architraves, radiator, TV point, telephone point.

**OPEN PLAN KITCHEN DINING ROOM:** 16'10 maximum x 13'7 maximum. A superb open plan room with two uPVC double glazed windows to the front boasting a westerly aspect and the afternoon sun. This great space enjoys an excellent flow of natural light and is split into two main areas:

**Dining room area:** Radiator, moulded skirting boards and architraves, feature fireplace recess, door leads to understairs cupboard space.

**Kitchen area:** A range of cottage style kitchen units comprising laminated worksurface and surrounds, inset stainless steel one and a half sink bowl and drainer unit with mixer tap over, decorative tiled surrounds, a range of drawers and cupboards

under, space and point for electric oven, space and plumbing for dishwasher, fitted larder cupboard, recess provides space for upright fridge freezer.

**OFFICE / GROUND FLOOR BEDROOM FOUR:** 10'8 maximum x 10'7 maximum. A room with flexible use. Three double glazed windows to the rear, wall mounted contemporary radiators.

Glazed door from the kitchen dining room leads to

**UTILITY ROOM / REAR LOBBY:** 8'3 maximum x 6'1 maximum. Ceramic Belfast sink, solid pine fitted cupboards, space and plumbing for washing machine, wall mounted Worcester Bosch central heating boiler, double glazed sliding patio doors to the rear, entrance to shelved larder cupboard with window to the rear. Panel door from the utility room leads to

**GROUND FLOOR SHOWER ROOM / WC:** 11'6 maximum x 3'5 maximum. A modern white suite comprising low level WC, wash basin on pine storage cupboard, tiled splashback, glazed shower cubicle with wall mounted mains shower over, double glazed Velux ceiling window to the rear, tiled floor, chrome heated towel rail.

Staircase rises from the entrance hall to the first floor. **FIRST FLOOR LANDING:** 14'9 maximum x 6'1 maximum. Panel doors lead off the landing to the first floor rooms.

**BEDROOM ONE:** 13'11 maximum x 12' maximum. A generous double bedroom, uPVC double glazed window to the front enjoying a westerly aspect and the afternoon sun, radiator.

**BEDROOM TWO:** 10'7 maximum x 8'11 maximum. A second double bedroom, uPVC double glazed window to the front

boasting a westerly aspect and the afternoon sun, radiator, telephone point, TV point, fitted wardrobe cupboard space.

**BEDROOM THREE:** 8'9 maximum x 8'9 maximum. uPVC double glazed window to the front, radiator, ceiling hatch and loft ladder leads to loft storage space.

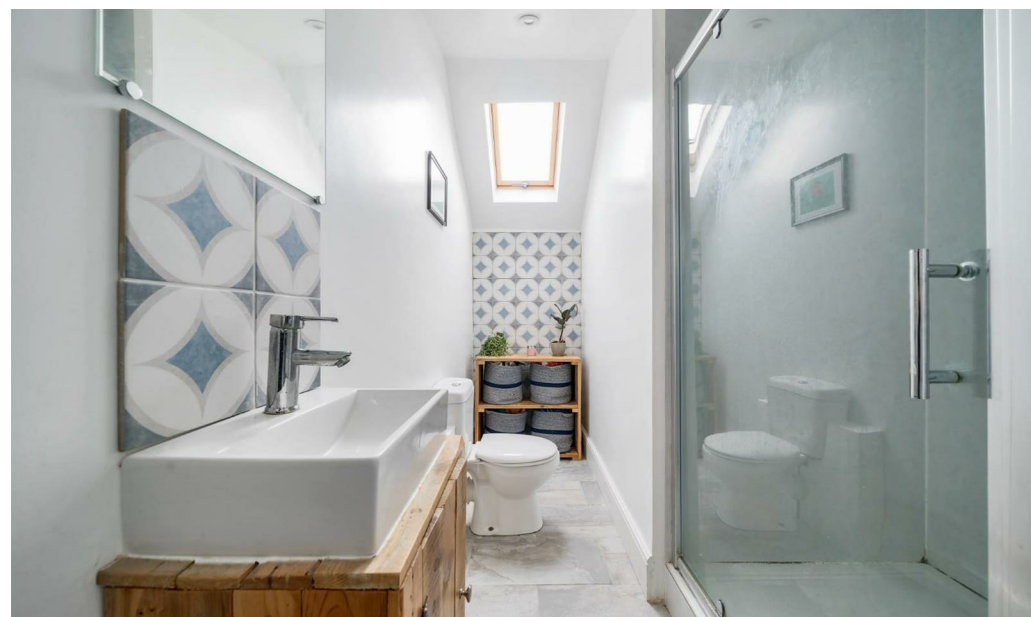
**FAMILY BATHROOM:** 5'7 maximum x 5'5 maximum. A modern white suite comprising low level WC, pedestal wash basin, panel bath with electric shower over, shower rail, tiling to splash prone areas, uPVC double glazed window to the rear, exposed pine floorboards, extractor fan.

#### OUTSIDE:

Timber garden gate gives access to the **FRONT GARDEN:** 39' in width x 22' in depth. The front garden is laid mainly to flowerbeds and boasts a variety of mature hedges, trees and shrubs, garden store. The front garden boasts a westerly aspect and the afternoon sun. It leads to the main garden situated at the side of the property and boasting a sunny southerly aspect.

The **MAIN SIDE GARDEN** measures 32' in depth x 51' in width maximum. The main garden is laid mainly to lawn and is level, paved patio seating area, timber bordered vegetable garden, timber garden shed, ornamental wildlife pond.

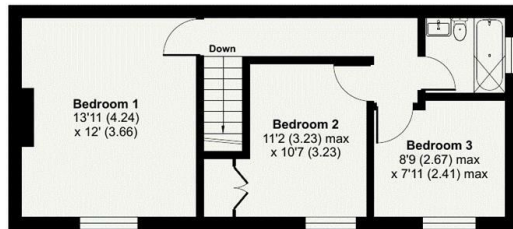
Please note: There is a pedestrian right of way across the front garden of this property offering secondary access for neighbouring cottages to their back gardens - number 5 and number 6 Wheathill Lane.



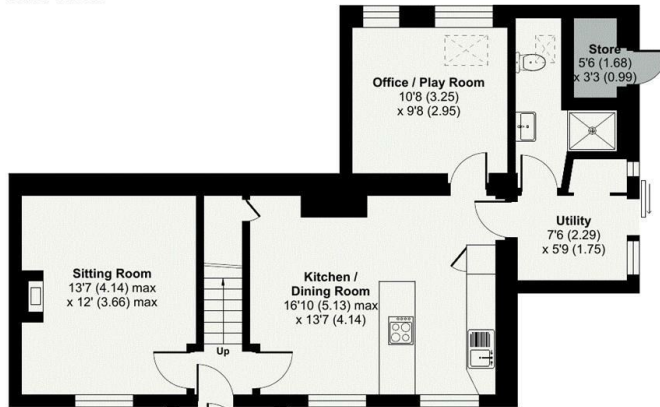


## Wheathill Lane, Milborne Port, Sherborne, DT9 5EX

Approximate Area = 1167 sq ft / 108.4 sq m  
 Store = 16 sq ft / 1.4 sq m  
 Total = 1183 sq ft / 109.8 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2024. Produced for REF: 1088254



## Directions

## Viewings

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

## Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	