

# Rolfe East



## The Meads, Milborne Port, DT9 5DS

Price Guide £375,000

- RECENTLY FULLY REFURBISHED DETACHED BUNGALOW IN CHOICE CUL-DE-SAC LOCATION.
- EXCELLENT LEVELS OF NATURAL LIGHT FROM SUNNY SOUTHERLY ASPECT AT THE FRONT.
- NEW KITCHEN AND BATHROOMS PLUS MUCH MORE! 1431 SQUARE FEET.
- VACANT - NO FURTHER CHAIN.
- GARAGE, WORKSHOP, GARDEN STORE AND DRIVEWAY PARKING FOR THREE CARS.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- FAVOURABLE 'TUCKED AWAY' LOCATION AT HEAD OF CUL-DE-SAC.
- LEVEL PLOT AND LOVELY, GENEROUS GARDENS EXTENDING TO 0.12 ACRES APPROX.
- THREE GENEROUS BEDROOMS - MASTER BEDROOM WITH EN-SUITE SHOWER ROOM.
- SHORT WALK TO EXCELLENT VILLAGE CENTRE AMENITIES, SHOP, PUB, BUTCHERS ETC.

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# 25 The Meads, Milborne Port DT9 5DS

VACANT - NO FURTHER CHAIN. '25 The Meads' is a substantial (1431 square feet), link-detached, fully refurbished bungalow situated in a choice 'head-of-cul-de-sac' position in one of the top addresses in this pretty village on the borders of Somerset and Dorset. It is a short walk to the heart of the village and its excellent amenities. It is only a short drive to the town centre of Sherborne and the mainline railway station to London Waterloo. It stands in a large, level plot with a lovely front, side and rear gardens extending to 0.12 acres approximately. There are two private driveway areas providing off road parking for three cars leading to an attached single garage. There is also a workshop, attached garden store, timber shed and useful undercover side area. It is heated by a mains gas-fired radiator central heating system and also benefits from uPVC double glazing. The current owner has fully refurbished property including new kitchen, bathroom and en-suite shower room plus lots more. The property boasts spacious, sociable living accommodation over a single storey and enjoys excellent levels of natural light from large windows and a sunny southerly aspect at the front. It comprises porch, entrance reception hall, sitting room with open fireplace, dining room, conservatory, kitchen with new Shaker-style units, inner hall room, master double bedroom with en-suite shower room, two further generous bedrooms and a family bathroom. There are lovely countryside and village centre walks from nearby the front door – ideal as you do not have to put the dogs or the children in the car! The property is very near the beating heart of this pretty village on the Somerset / Dorset borders. Milborne Port offers a pretty village centre, church, public house, primary school, butchers and village shops. Milborne Port boasts The Clockspire - a superb new restaurant, brand new Co-op supermarket and more.



Council Tax Band: D



The property is 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 and breath-taking abbey building. 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 a short drive to the mainline railway station in Sherborne making London Waterloo directly in just over two hours.

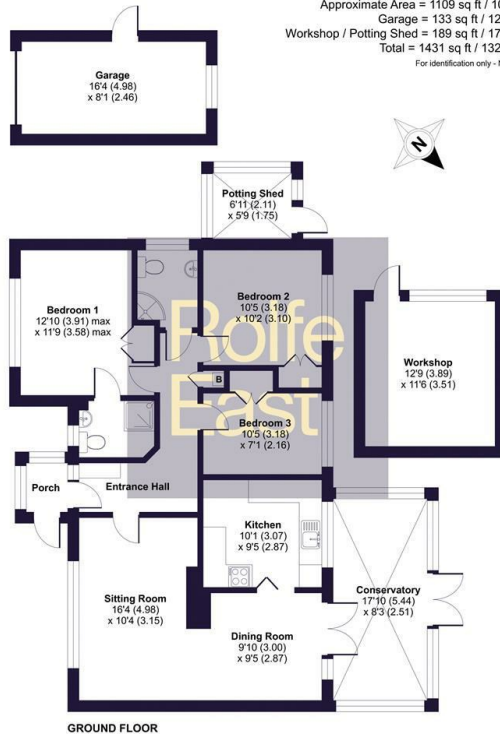




### Milborne Port, Sherborne, DT9

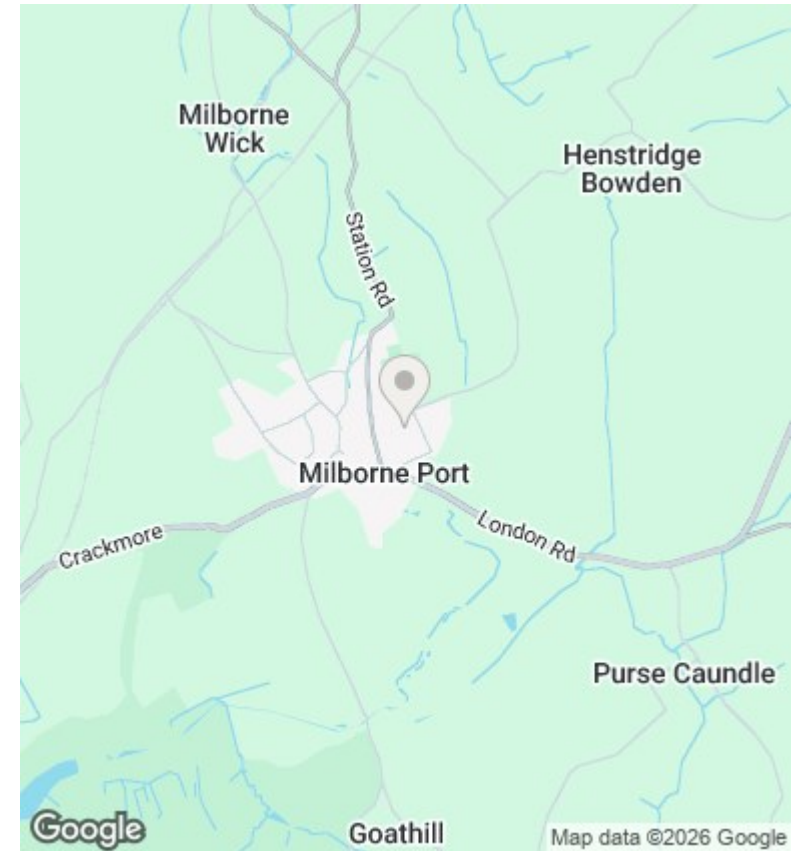
Approximate Area = 1109 sq ft / 103 sq m  
 Garage = 133 sq ft / 12.3 sq m  
 Workshop / Potting Shed = 189 sq ft / 17.6 sq m  
 Total = 1431 sq ft / 132.9 sq m

For identification only - Not to scale



**GROUND FLOOR**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Rolfe East Sherborne Ltd. REF: 1456819



## Directions

## Viewings

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

## Council Tax Band

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	