

# Rolfe East



## Cowpath Lane, Sherborne, DT9 4NR

Asking Price £550,000

- SIMPLY STUNNING NATURAL STONE DETACHED CONTEMPORARY HOME IN TOP VILLAGE.
- SOUTH-FACING ASPECT WITH LARGE FEATURE WINDOWS - GREAT NATURAL LIGHT!
- MASTER BEDROOM WITH JULIET BALCONY, VAULTED CEILING + EN-SUITE SHOWER ROOM.
- SHORT DRIVE TO SHERBORNE TOWN AND RAILWAY STATION TO LONDON WATERLOO.
- ATTACHED GARAGE AND DRIVEWAY PARKING FOR 2-4 CARS.
- CONTEMPORARY STYLISH OPEN-PLAN LIVING SPACE WITH OAK FLOORS.
- EXCELLENT EPC RATING - BAND B! 1834 SQUARE FEET OF ACCOMMODATION.
- AIR-SOURCED HEAT PUMP CENTRAL HEATING AND POWDER COATED DOUBLE GLAZING.
- SOUTH FACING PRIVATE GARDEN.
- AMAZING VILLAGE WITH TOP COUNTRY PUB, SCHOOL AND EXCELLENT VILLAGE SHOP.

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# Stone Rose Cowpath Lane, Sherborne DT9 4NR

SIMPLY STUNNING! 'Stone Rose' is a substantial (1834 sq ft), detached, architect designed, natural stone, contemporary house situated in a popular residential address a short walk to the village centre, excellent village shop and popular pub and a short drive to the sought-after town centre of Sherborne. The property enjoys level gardens with the front garden enjoying a sunny southerly aspect. There is private driveway parking for two to four cars leading to an integral garage. The property boasts many stylish, modern features including large feature windows, oak floors and sociable open-plan living. It benefits from powder coated aluminium double glazing and is heated via an air sourced heat pump central heating system with under floor heating on the ground floor and radiators on the first floor. The well laid out, deceptively spacious accommodation enjoys good levels of natural light from a sunny southerly aspect at the front and large feature windows with dual aspects in some of the rooms. It comprises entrance reception hall, large open-plan sitting room / kitchen area, utility room and ground floor WC / Cloakroom. On the first floor there is a large landing area, master double bedroom with full height windows, vaulted ceiling, Juliet balcony and en-suite shower room, two further generous double bedrooms and a family bathroom. There are superb rural walks from nearby the front door as well as being within a short distance to the village centre – ideal as you do not have to put the dogs or the children in the car! This rare and unique property is situated on a quiet lane in the picturesque and attractive village of Charlton Horethorne on the Somerset / Dorset borders. The village offers The Kings Arms, an award winning superb public house hotel offering great food and ambience. There is also The Village Store awarded a National Treasures Award by Good Housekeeping 2020, active village hall and community, attractive central village green, primary school and church



Council Tax Band: E



The property is situated within a short driving distance 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. 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.

This lovely property is perfect for those aspiring couples or family buyers looking to settle in their ideal village home making the most of the decreasing mortgages available at the moment, cash buyers looking for somewhere as a pied-a-terre or investors looking for holiday lets or residential buy-to-let investments – possibly linked with the Sherborne schools.





Cowpath Lane, Charlton Horethorne, Somerset, DT9

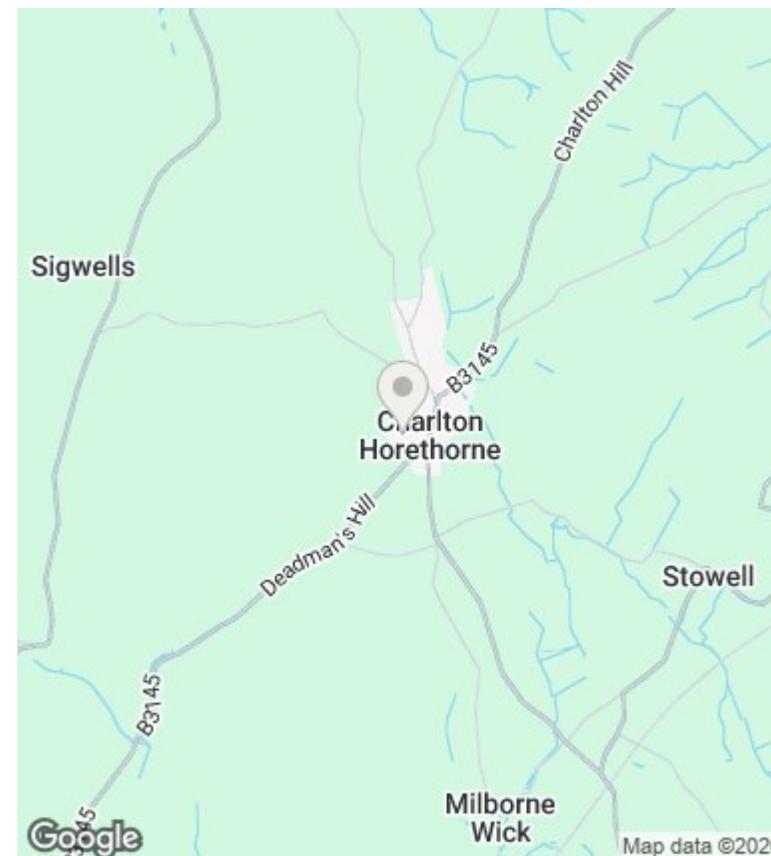


**First Floor**  
Approximate Floor Area  
879 sq.ft  
(81.69 sq.m)



**Ground Floor**  
Approximate Floor Area  
955 sq.ft  
(88.74 sq.m)

Approximate Gross Internal Floor Area 1,834 sq. ft / 170.43 sq. m  
© 2024 Rolfe East Sherborne. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. Whilst every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.



## Directions

## Viewings

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

## Council Tax Band

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			91
(81-91) <b>B</b>		83	
(69-80) <b>C</b>			
(55-68) <b>D</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	