

# Rolfe East



## Tinneys Lane, Sherborne, DT9 3DY

Open To Offers £690,000

- BEAUTIFULLY PRESENTED MODERN DOUBLE-FRONTED DETACHED HOUSE.
- GENEROUS LEVEL PLOT WITH EXCELLENT REAR GARDEN ENJOYING GOOD PRIVACY.
- HIGHLY SOUGHT-AFTER RESIDENTIAL CUL-DE-SAC ADDRESS.
- SCOPE TO EXTEND AT SIDE AND REAR (subject to the necessary planning permission).
- DETACHED DOUBLE GARAGE AND PRIVATE DRIVEWAY PARKING FOR 2-3 CARS.
- FOUR LARGE BEDROOMS AND THREE RECEPTION ROOMS.
- ON EDGE OF FOSTERS FIELD - A SHORT LEVEL WALK TO WAITROSE STORE.
- SUPERB SOUTH-FACING VIEWS OF SHERBORNE CASTLES AND COUNTRYSIDE BEYOND.
- UPVC DOUBLE GLAZING AND MAINS GAS FIRED RADIATOR CENTRAL HEATING.
- SHORT WALK TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.

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# Castellum Tinneys Lane, Sherborne DT9 3DY

IEWS OF SHERBORNE CASTLE! 'Castellum' is a beautifully presented, modern, detached, double-fronted (2045 sq ft) house situated in a superb, 'tucked away' head of cul-de-sac location, a short, level walk to the town centre and Waitrose store. It is located in one of the most popular residential areas in the town. The house is in an elevated position and enjoys fabulous views incorporating both Sherborne castles and the countryside beyond. The house occupies a generous level plot and landscaped front, side and rear gardens boasting a good degree of privacy. There are lovely countryside walks from nearby the front door at the two Sherborne castles, Purlieu Meadows and The Terraces – ideal as you do not need to put the dogs or the grandchildren in the car! There is a private driveway providing off road parking for two to four cars leading to a detached double garage. The main house is stylishly finished, offering contemporary, flexible accommodation heated by a mains gas-fired radiator central heating system and also benefitting from uPVC double glazing. Many these windows enjoy lovely, south-facing views! The home boasts excellent levels of natural light from dual aspects and a sunny southerly aspect at the front. The deceptively spacious, well-arranged accommodation is highly flexible, versatile and has scope to extend, subject to the necessary planning permission. It comprises large entrance reception hall, sitting room, dining room, conservatory, kitchen / breakfast room, utility room and ground floor WC / cloakroom. Stairs rise from the main entrance reception hall to a first floor landing area, generous master double bedroom with en-suite bathroom, three more generous bedrooms and a family bathroom. It is also a short walk to the sought-after, historic town centre of Sherborne with its superb boutique high street and cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools.



Council Tax Band: F



The town centre also benefits from the 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.

Steps rise to the front door, outside light. Double glazed and panelled front door to ENTRANCE PORCH: Glazed and panel door leads to

ENTRANCE RECEPTION HALL: 15'4 maximum x 10'2 maximum. A generous entrance hall providing a greeting area and a heart to the home, staircase with period style banister leads to the first floor, panel doors lead to understairs storage cupboard space, moulded skirting boards and architraves, radiator, moulded dado rail, uPVC double glazed window to the side, telephone point, feature alcove, radiator. Glazed and panelled doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM: 21'9 maximum x 13' maximum. A beautifully presented main reception room enjoying a light dual aspect with uPVC double glazed window to the front boasting a sunny southerly aspect and views to countryside beyond neighbouring properties, oak fire surround with living flame gas fire, marble hearth, moulded skirting boards and architraves, two radiators, fitted fireside cupboards and shelves, TV point. uPVC double glazed double French doors open from the sitting room through to the conservatory providing a full through-measurement of 32'11 maximum.

CONSERVATORY: 10'3 maximum x 10'9 maximum. uPVC double glazed construction with windows to both sides and rear overlooking the rear garden, engineered oak floor, uPVC double glazed double French doors lead to the rear patio, light and power connected.

DINING ROOM: 13'1 maximum x 10'7 maximum. A generous dining room able to accommodate large dining room table, uPVC double glazed window to the front with a sunny southerly aspect, moulded skirting boards and architraves, radiator, shelved alcove.

KITCHEN BREAKFAST ROOM: 18'1 maximum x 10'3 maximum. This superb open-plan living space has windows and doors overlooking the rear garden. It is split into two zones by a feature archway.

Breakfast room area: uPVC double glazed double French doors opening onto the rear garden, radiator, timber effect laminate flooring, door leads to shelved understairs storage cupboard space. Feature archway leads to

Kitchen area: A range of replacement modern kitchen units comprising oak effect laminated worksurface and surrounds, retro-metro tiled surrounds, inset stainless steel one and a half sink bowl and drainer unit with mixer tap over, a range of drawers and cupboards under, integrated dishwasher, space and point for oven with glass splashback and stainless steel cooker hood over, a range of matching wall mounted cupboards, timber effect laminate flooring, inset ceiling lighting, uPVC double glazed window to the rear overlooks the rear garden.

Glazed and panel door from the kitchen area leads to

UTILITY ROOM: 10'8 maximum x 6'1 maximum. Space and plumbing for washing machine and tumble dryer, wall mounted cupboards, space for upright fridge freezer, radiator, wall mounted mains gas fired boiler, uPVC double glazed window to the side, timber effect laminate flooring, door to the side, double doors lead to shelved storage cupboard space.

Door from the entrance hall lead to

CLOAKROOM / WC: 6'1 maximum x 3'5 maximum. Fitted low level WC, pedestal wash basin, tiled splashback, uPVC double glazed window to the front, radiator.

Staircase rises from the entrance reception hall to the

FIRST FLOOR LANDING: Period style balustrade, moulded skirting boards and architraves, moulded dado rail, feature shelved alcove storage cupboard, uPVC double glazed window to the front boasting a sunny southerly aspect and extensive views across Sherborne incorporating the two Sherborne castles and hill line beyond, radiator, ceiling hatch and fitted loft ladder to loft storage space. Panel door leads to airing cupboard housing lagged hot water cylinder and immersion heater, shelving. Panel doors lead off the landing to the first floor rooms.

MASTER BEDROOM: 13'11 maximum x 11'1 maximum. A generous double bedroom, uPVC double glazed windows to the front boasting fabulous views across Sherborne town, Sherborne Castles and countryside beyond, sunny southerly aspect, radiator, moulded skirting boards and architraves, extensive fitted cupboard space, TV point. Panel door from the master bedroom leads to

EN-SUITE BATHROOM: 6'11 maximum x 7'3 maximum. A modern white suite comprising low level WC, wash basin over storage cupboards, mixer tap, tiled surrounds, panel bath with glazed shower screen over, wall mounted electric shower over, tiling to splash prone areas, timber effect vinyl flooring, chrome heated towel rail, feature alcove and fitted cupboard, shaver light and point, uPVC double glazed window to the rear, extractor fan.

BEDROOM TWO: 10'8 maximum x 12' maximum. Another generous double bedroom, uPVC double glazed window to the front boasting a sunny southerly aspect, spectacular views across Sherborne town, incorporating the two Sherborne Castles and hill line behind, radiator, moulded skirting boards and architraves, fitted shelves and study area.

BEDROOM THREE: 10'8 maximum x 11'6 maximum. Another double bedroom, uPVC double glazed window to the rear, radiator, moulded skirting boards and architraves, doors lead to fitted wardrobe cupboard space.

BEDROOM FOUR: 9'3 maximum x 6'9 maximum. A fourth generous bedroom, uPVC double glazed window to the rear overlooks the rear garden, radiator, moulded skirting boards and architraves, panel doors lead to fitted wardrobe cupboard space.

**FAMILY BATHROOM:** 10'11 maximum x 5'2 maximum. A modern white suite comprising low level WC, wash basin over storage drawers, tiled splashback, panel bath with glazed shower screen with wall mounted electric shower over, tiling to splash prone areas, uPVC double glazed window to the side, timber effect vinyl flooring, chrome heated towel rail, extractor fan, shaver light and point.

**OTHER POINTS:** The property has a water softener and an intruder alarm fitted.

**OUTSIDE:**

The property stands in a generous, level, elevated plot. There is vehicular access to a brick paved driveway at the front of the property providing off road parking for 2-4 cars, outside lighting, steps rise to the front door. A portion of front garden laid to lawn boasting a variety of flowerbeds and borders, mature plants and shrubs. Driveway leads to

**DOUBLE GARAGE:** 26'8 maximum x 16'11 maximum. A generous double garage space, two up-and-over garage doors, light and power connected above, rafter storage above, workshop area and space to store chest freezer, window and personal door to the side.

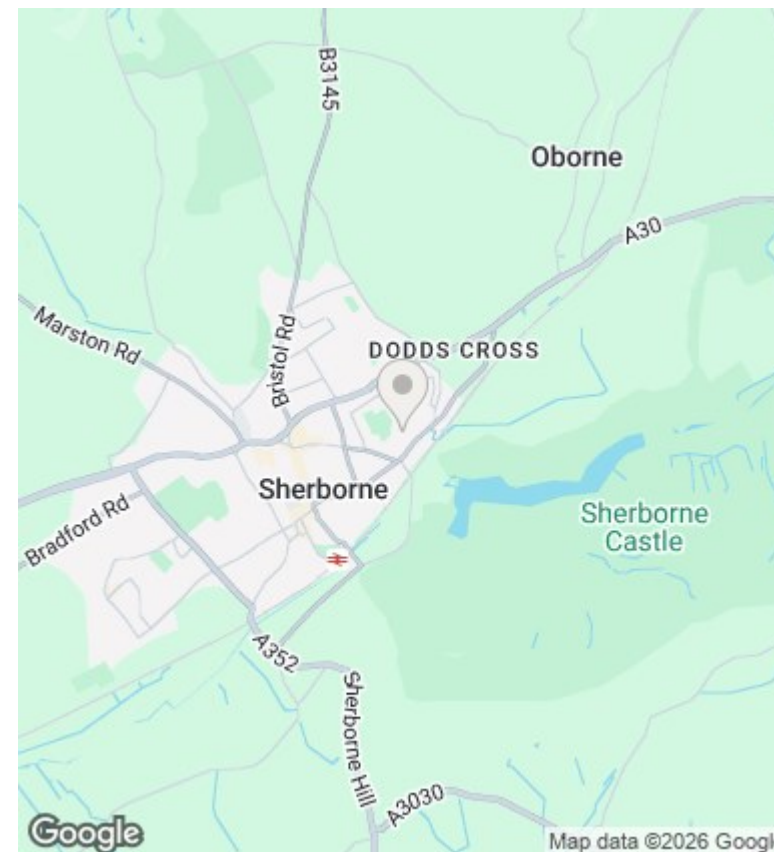
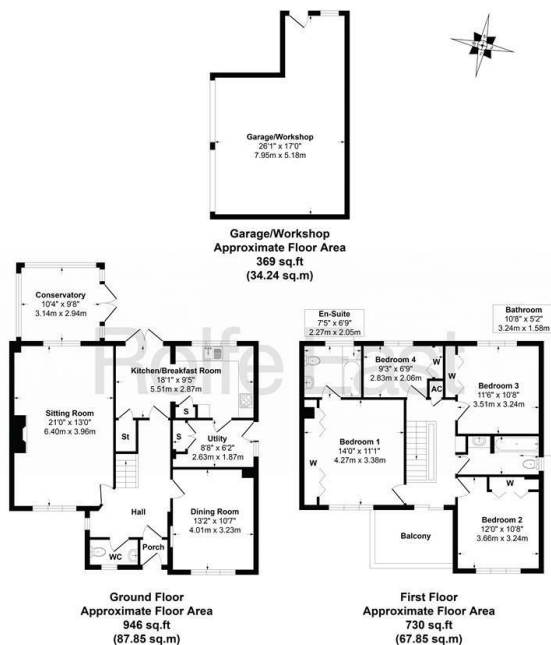
Timber gate from the driveway gives access to side garden area laid to lawn measuring 34'2 in depth x 13'3 in width. The side garden is laid mainly to level lawn providing space to store recycling containers and wheelie bins, outside light. This area provides ample scope for further extension, subject to the necessary planning permission. Side garden leads to the

**MAIN REAR GARDEN:** 39'7 maximum in depth x 49' maximum in width. The rear garden is particularly pretty and boasts a shaped lawned area, three areas of paved patio, large fishpond with water feature, a variety of mature flowerbeds and borders enjoying a selection of mature plants and shrubs, timber pergola, greenhouse, outside lighting, outside tap. The rear garden boasts a good degree of privacy it is enclosed by timber panel fencing.





Tinney's Lane, Sherborne, Dorset, DT9



**Directions**

**Viewings**

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

**Council Tax Band**

F

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>		<b>77</b>
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	