

Rolfe East



White Hart Close, Kings Stag, DT10 2AX

Guide Price £369,000

- BEAUTIFULLY PRESENTED SEMI DETACHED BUNGALOW IN CUL-DE-SAC LOCATION.
- OIL-FIRED RADIATOR CENTRAL HEATING, LOG BURNER AND uPVC DOUBLE GLAZING.
- THREE GENEROUS BEDROOMS.
- SHORT DRIVE TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.
- EXQUISITE GARDENS AT THE REAR AND SIDE OF THE PROPERTY.
- EXCELLENT FLOW OF NATURAL LIGHT FROM SUNNY WEST-TO-EAST ASPECT.
- SUPERB DECORATIVE ORDER THROUGHOUT.
- PRIVATE DRIVEWAY PARKING FOR 2-3 CARS LEADING TO A SINGLE GARAGE.
- SUBSTANTIAL TIMBER CABIN IDEAL FOR WORK-FROM-HOME SPACE OR STUDIO.
- SHORT WALK TO PRETTY VILLAGE CENTRE AND EXCELLENT PUB AND CAFE.

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

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

4 White Hart Close, Kings Stag DT10 2AX

'4 White Hart Close' is a very nicely presented, semi-detached bungalow (1263 square feet) situated in a 'tucked away' cul-de-sac location in the heart of the Dorset village of Kings Stag. The property comes with private off-road parking for two to three cars leading to a single garage. The gardens are simply exquisite and are situated at the rear and side of the property. They enjoy a good degree of privacy and a sunny west-to-east aspect. The garden is enhanced by a substantial timber cabin providing an excellent studio or work-from-home space plus a timber workshop and log store. It is heated via oil fired radiator central heating, a cast iron log burning stove and also benefits from uPVC double glazing. The well-arranged accommodation is beautifully presented and enjoys an excellent flow of natural light from a sunny west-to-east aspect. It comprises entrance porch / boot room, entrance reception hall, sitting room, kitchen / dining room, breakfast room and WC / cloakroom. There are three generous bedrooms and a family shower room. The property is situated in the pretty heart of this small Dorset village, very close to an excellent village pub and café. It is a short walk to nearby countryside – ideal as you do not need to put the children of the dogs in the car! The village of Kings Stag enjoys a lively community. It is also a short drive to the stunning, historic town centre of Sherborne with its superb boutique high street boasting cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous schools. 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 also a short drive to the mainline railway station, making London Waterloo directly in just over two hours.



Council Tax Band: D



Paved pathway to front door, uPVC double glazed front door leads to entrance hall / boot room.

ENTRANCE HALL / BOOT ROOM – 12'5 Maximum x 4'10 Maximum. uPVC double glazed windows to both sides and the front, light and power connected. Double glazed front door leads to entrance reception hall.

ENTRANCE RECEPTION HALL – 11' Maximum x 13'11 Maximum. A useful greeting area providing a heart to the home, radiator, ceiling hatch and loft ladder leads to loft storage space, panelled doors lead off the entrance reception hall to the main rooms.

SITTING ROOM – 20'6 Maximum x 11'7 Maximum. A beautifully presented main reception room with large uPVC double glazed sliding patio doors opening onto the main garden enjoying an easterly aspect and the morning sun. Cast iron log burning stove, two radiators, luxury vinyl flooring, TV aerial attachment, glazed door from the sitting room leads to the breakfast room.

BREAKFAST ROOM – 9'6 Maximum x 6'9 Maximum. A range of oak panelled kitchen units comprising laminated work surface, decorative tiled surrounds, breakfast bar, uPVC double glazed window to the rear overlooks to main garden, tiled floor, laminated work surface with drawers and cupboards under, floor standing oil-fired Worcester boiler, fitted broom cupboard, a range of matching wall mounted cupboards and glazed display cabinets, space for undercounter fridge. Archway gives access to the main kitchen / dining room providing a full through measurement of 23'7 Maximum.

KITCHEN / DINING ROOM – 13'1 Maximum x 11'2 Maximum. A light room enjoying a triple aspect with uPVC double glazed

windows to the front, side and uPVC double glazed double French doors opening onto the rear garden. An extensive range of panelled oak kitchen units comprising solid granite work surface and surrounds, inset stainless-steel one and a half sink bowl with mixer tap over, inset electric AEG induction hob, a range of drawers, pan drawers and cupboards under, integrated NEFF dishwasher, space and plumbing for wash machine, built-in stainless-steel eye-level electric oven and grill, a range of matching wall mounted cupboards, recess provides space for upright fridge freezer, radiator, ceramic floor tiles, inset feature ceiling lighting.

BEDROOM ONE – 12'10 Maximum x 9'11 Maximum. A generous double bedroom, uPVC double glazed window to the front, radiator, sliding mirrored doors lead to fitted wardrobe.

BEDROOM TWO – 8'7 Maximum x 8'10 Maximum. A second double bedroom, uPVC double glazed window to the front, sliding doors lead to fitted wardrobe.

BEDROOM THREE – 7'7 Maximum x 7'3 Maximum. Double glazed window to the side, radiator.

SHOWER ROOM – 8'10 Maximum x 4'7 Maximum. A white suite comprising wash basin in work surface with cupboards under, glazed shower cubicle with wall mounted mains shower over, tiled walls, uPVC double glazed window to the side, fitted hairdryer, heated towel rail.

Door from the entrance hall leads to cloakroom WC.

CLOAKROOM WC – 5'5 Maximum x 2'10 Maximum. Low level WC, wall mounted wash basin, tiled splashback, uPVC double

glazed window to the side.

OUTSIDE

A dropped kerb from the cul-de-sac gives vehicular access to a private driveway providing off-road parking for two to three cars, paved pathway leads to the front door, driveway leads to single garage.

SINGLE GARAGE – 21' Maximum in length x 8'5 Maximum in width. Metal up-and-over door, light and power connected, window to the side, personal door to the side.

The **MAIN GARDEN** is situated at the rear of the property and is a particularly pleasant selling feature measuring 70' Maximum in width x 28'8 Maximum in depth. This beautifully presented, level garden is laid to lawn and enclosed by timber panel fencing. It boasts a sunny easterly and southerly aspect, a variety of well stocked flowerbeds and borders, timber decked undercover patio seating area with outside security lighting, rainwater harvesting butts, a range of mature hedges and shrubs, outside lighting, further paved patio seating area. Side garden with outside tap, ornamental fishpond, area housing oil tank.

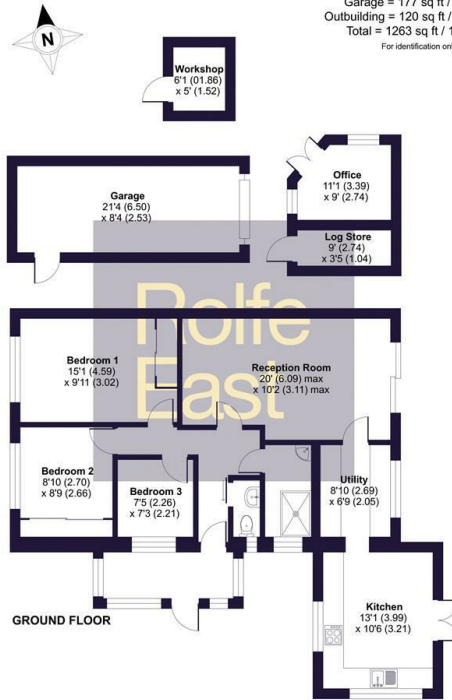
DETACHED TIMBER CABIN – 9' Maximum x 11'1 Maximum. Light and power connected, wall mounted electric heater, windows to both sides, glazed double doors, an ideal work from home space.



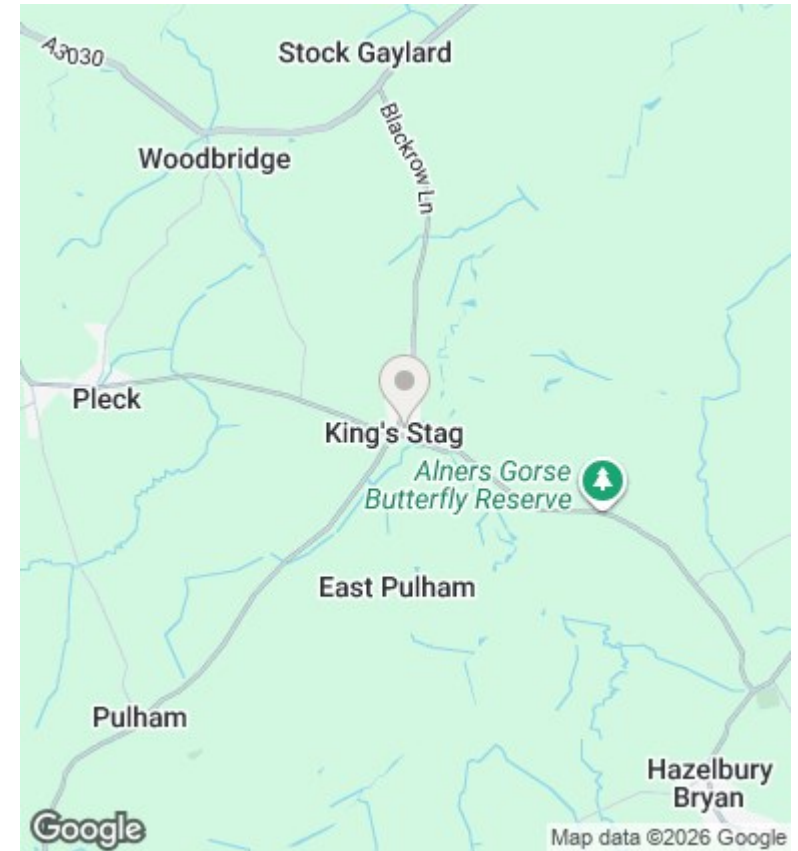


Kings Stag, Sturminster Newton, DT10

Approximate Area = 966 sq ft / 89.7 sq m
 Garage = 177 sq ft / 16.4 sq m
 Outbuilding = 120 sq ft / 11.1 sq m
 Total = 1263 sq ft / 117.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Rolfe East Homes Ltd. REF: 147262



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) A			
(81-91) B			
(69-80) C			74
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	