Rolfe East

Long Street, Sherborne, DT9 3DE

Guide Price £1,195,000

- SUBSTANTIAL NATURAL STONE DETACHED DOUBLE FRONTED HOUSE IN TOP ADDRESS.
- HOUSE HAS BEEN SUBJECT OF FULL STYLISH EXTENSIVE RENOVATION AND REMODELLING.
- CONTEMPORARY OPEN-PLAN KITCHEN FAMILY ROOM OPENING ON TO REAR GARDEN.
- SHORT LEVEL WALK TO SHERBORNE CENTRE AND MAINLINE RAILWAY TO LONDON.
- VIEWS OF SHERBORNE ABBEY AND SHERBORNE CASTLE.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- FLEXIBLE ACCOMMODATION WITH GROUND FLOOR OFFICE / DOUBLE BEDROOM FIVE.
- 2699 SQUARE FEET WITH DOUBLE GARAGE AND DRIVEWAY.
- SOUTH-EAST FACING LEVEL REAR GARDEN ENCLOSED BY NATURAL STONE WALLS.
- BESPOKE KITCHEN AND STAIRCASE, OAK FLOORS, LUXURY BATHROOM SUITES.

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Fortunes Fold Long Street, Sherborne DT9 3DE

NO FURTHER CHAIN! VIEWS OF SHERBORNE ABBEY! ‘Fortunes Fold’ is a beautifully presented, architect-designed, detached, natural Ham stone, substantial (2699 square feet) double-fronted home situated in one of the very best residential addresses near the town centre in Sherborne. The property is a short, level walk to the boutique High Street and mainline railway station to London Waterloo. The property stands in a generous, level plot with a walled, south-easterly facing rear garden. The house boasts views of Sherborne Abbey. There is a double garage with automatic door and driveway parking for another two cars. The house is very stylish and distinctive, having been the subject of recent extensive remodelling throughout and a high-spec finish with bespoke kitchen, oak floors, bespoke staircase and luxury bathroom suites. With an excellent flow of natural light and a calming vibe, this home must be viewed to be appreciated. It is heated via a mains gas fired radiator central heating system and uPVC double glazing. The well-arranged, flexible accommodation is over three floors. It comprises entrance reception hall, sitting room, ‘wow factor’ open-plan kitchen / family room and dining area opening on to the rear garden, office / occasional ground floor double bedroom five, utility room and ground floor WC / cloakroom. On the first floor there is a landing area, master double bedroom with luxury en-suite bathroom, two further double bedrooms and a family bathroom. On the second floor, there is a fourth double bedroom with en-suite shower room. This unique home enjoys lovely countryside walks and town centre walks from nearby the front door - ideal as you do not need to put the children or the dogs in the car! It is a very short walk to the historic town centre of Sherborne with its superb boutique high street on the doorstep with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools.

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Council Tax Band: G

It is also a short walk to the mainline railway station to London Waterloo. Sherborne has 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 superb restaurant.

Wrought iron gate, paved pathway to storm porch with outside light. Double glazed and panelled front door leads to

ENTRANCE RECEPTION HALL: 18'6 maximum x 6'8 maximum. A generous greeting area providing a heart to the home, oak staircase rises to the first floor, panelled understairs storage, engineered oak floor, moulded skirting boards and architraves, radiator, telephone point. Panel door leads to hall cupboard space with electric light connected. Panel doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM: 23'1 maximum x 14'6 maximum. A beautifully presented main reception room enjoying a light dual aspect with uPVC double glazed window to the rear boasting a sunny southerly aspect and views across the rear garden, uPVC double glazed double doors and side lights leads to the paved patio at the rear of the property, carved Hamstone period fire surround and hearth with cast iron log burning stove, moulded skirting boards and architraves, period-style ceiling cornice, engineered oak floor, two radiators, TV point, telephone point.

OPEN-PLAN KITCHEN DINING ROOM: 25'4 maximum x 26'1 maximum. A simply fabulous open-plan, contemporary living space consisting of three main areas.

Dining room area - uPVC double glazed window to the front, engineered oak flooring, moulded skirting boards and architraves.

Lounge area - uPVC double glazed double French doors opening onto the rear garden with a sunny south facing aspect, engineered oak flooring, wall mounted contemporary radiator, telephone point, TV point.

Kitchen breakfast room area - An extensive range of bespoke kitchen units comprising quartz worksurface and surrounds, inset ceramic double Belfast sink with mixer tap over, inset Neff stainless steel fiver burner mains gas fired hob, a range of drawers, pan drawers and cupboards under, integrated Neff dishwasher, recess provides space for American-style fridge freezer, a range of matching wall mounted cupboards with under unit lighting, wall mounted stainless steel Neff extractor fan, wall mounted cupboards and display cabinets, two built-in eye-level Neff electric ovens and grill, uPVC double glazed window to the front, uPVC double glazed sliding patio door to the rear enjoying a sunny southerly aspect and views to countryside beyond neighbouring properties, large island unit with quartz worksurface, a range of fitted cupboards under, fitted wine rack, breakfast bar, inset feature ceiling lighting. Panel door leads to

UTILITY ROOM: 6'7 maximum x 4'8 maximum. Quartz worksurface and surrounds, ceramic Belfast sink with mixer tap over, fitted cupboards under, wall mounted cupboards, wall mounted Bosch mains gas fired boiler, space and plumbing for washing machine and tumble dryer, uPVC double glazed window to the rear, radiator.

OFFICE / GROUND FLOOR DOUBLE BEDROOM FIVE: 17'5 maximum x 10'2 maximum. Another generous room enjoying a light dual aspect with uPVC double glazed windows to the front and rear, period-style ceiling coving, moulded skirting boards and architraves, engineered oak flooring, radiator.

Panel door from the entrance reception hall leads to

CLOAKROOM / WC: 5'6 maximum x 3'7 maximum. Fitted low level WC, wall mounted wash basin, tiled splash back, engineered oak floor, radiator.

Staircase rises from the entrance reception hall to the

FIRST FLOOR LANDING: A feature first floor landing measuring 12'10 x12'11 maximum. uPVC double glazed window to the rear overlooks the rear garden enjoying countryside views beyond neighbouring properties, radiator, engineered oak flooring, moulded skirting boards architraves. Door leads to airing cupboard housing pressurised sealed hot water cylinder, slatted shelving. Panel doors lead off the landing to the first-floor rooms.

MASTER BEDROOM: 19'8 maximum x 14'6 maximum. A generous double bedroom enjoying a light dual aspect with uPVC double glazed window to the front and side, views of Sherborne Abbey, radiator, engineered oak flooring, moulded skirting boards and architraves, two double windows. Panel door leads from master bedroom to

LUXURY EN-SUITE BATHROOM: 10'6 maximum x 8'9 maximum. A contemporary white suite comprising fitted low level WC, ceramic wash basin on worksurface with cupboards under, mixer tap over, walk-in double-sized shower cubicle with wall mounted mains shower, free-standing bath with mixer tap and mains shower arrangement over, two chrome heated towel rails, tiling to splash prone areas, uPVC double glazed window to the side, illuminated demister mirror.

BEDROOM TWO: 19'5 maximum x 11' maximum. A generous second double bedroom, two uPVC double glazed windows to the front, engineered oak flooring, moulded skirting boards and architraves, two radiators, fitted wardrobe cupboards.

BEDROOM THREE: 17'5 maximum x 10'2 maximum. A third generous double bedroom enjoying a light dual aspect with uPVC double glazed windows to the front and side, engineered oak flooring, moulded skirting boards and architraves, radiator, dressing area.

FIRST FLOOR FAMILY SHOWER ROOM: 9'8 maximum x 7'1 maximum. A modern white suite comprising fitted low level WC, wash basin over storage drawers, walk-in double-sized shower cubicle with wall mounted mains shower over, tiling to splash prone areas, tiled floor, heated towel rail, uPVC double glazed window to the rear, illuminated demister mirror.

Staircase rises from the first-floor landing, with understairs cupboard space, to the second floor.

SECOND-FLOOR LANDING: Engineered oak floor, door leads to cupboard space. Panel door leads to

BEDROOM FOUR: 19’11 maximum x 10’10 maximum. Another double bedroom with uPVC double glazed Velux ceiling window to the rear, double glazed window to the side enjoying views of Sherborne town including Sherborne Abbey, door leads to fitted storage cupboards and wardrobes, engineered oak flooring, radiator. Panel door leads to

EN-SUITE SHOWER ROOM: 10’2 maximum x 9’4 maximum. A modern white suite comprising fitted low-level WC, circular wash basin with cupboards under, large double-sized glazed shower cubicle with wall mounted mains shower over, tiling to splash prone areas, tiled floor, double glazed Velux ceiling window to the front, heated towel rail, fitted cupboards, extractor fan.

OUTSIDE:
This generous property stands in a large level plot with particularly pleasant gardens. Wrought iron gates gives access to a paved front garden enjoying a variety of flowerbeds and borders, enclosed by natural stone walls, log store. Paved pathway leads to storm porch with outside light, side pathway to side area with security lighting, timber garden shed, rainwater harvesting butt. Pathways on both sides of the property lead to the main rear garden.

REAR GARDEN: 50’ maximum in depth x 82’ maximum in width. This level rear garden enjoys a sunny, south facing aspect and is laid mainly to lawn, large paved patio seating area, a variety of well stocked flowerbeds and borders including some mature plants and shrubs, outside lighting, outside tap, outside power point, ornamental fishpond, greenhouse. Steps with security gate lead down to parking area. There is driveway parking for one car.

DOUBLE GARAGE: 17’1 in depth x 17’9 in width. Automatic up-and-over garage door, light and power connected, rafter storage above, personal door to the side.

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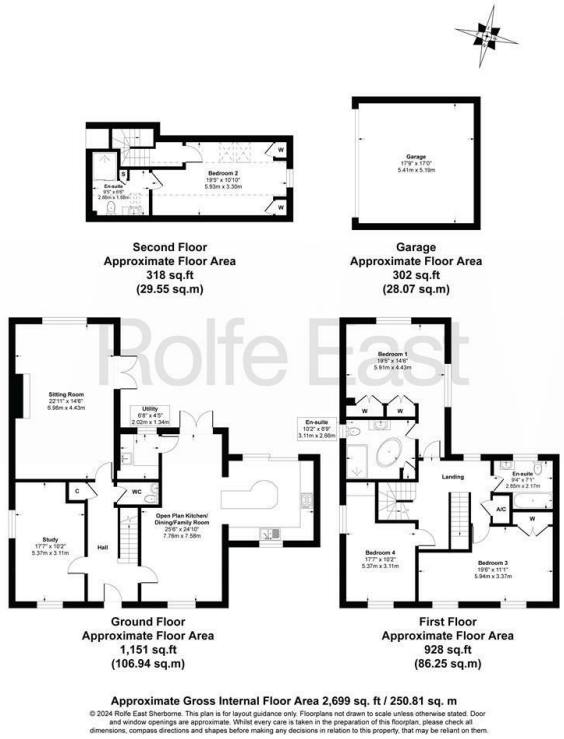

Approximate Gross Internal Floor Area 2,699 sq. ft / 250.81 sq. m

© 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

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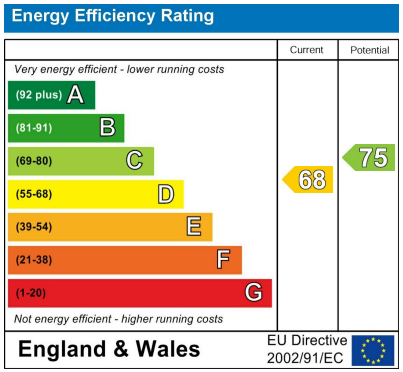

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