

Rolfe East



Abbots Way, Sherborne, DT9 6DU

Guide Price £250,000

- MODERN SEMI-DETACHED HOUSE IN FAVOURABLE ADDRESS.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- SHORT WALK TO NEARBY COUNTRYSIDE.
- VACANT - NO FURTHER CHAIN.
- PRIVATE DRIVEWAY PARKING FOR TWO CARS (Scope for more).
- PRIVATE ENCLOSED REAR GARDEN.
- SHORT WALK TO NEARBY CONVENIENCE STORES.
- EXCELLENT SCOPE FOR EXTENSION (subject to planning permission).
- SUNNY SOUTH-EAST FACING ASPECT AT THE FRONT.
- SHORT WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON.

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25 Abbots Way, Sherborne DT9 6DU

VACANT - NO FURTHER CHAIN. '25 Abbots Way' is a modern, semi-detached house situated in a choice residential address on the western side of Sherborne, a short walk to shops, amenities, the town centre and the mainline railway station to London Waterloo. The property boasts excellent levels of natural light from a sunny south easterly aspect at the front. The property offers tremendous scope to reconfigure or extend the existing space, subject to the necessary planning permission. There is a private driveway with off road parking for two cars – with scope for more, subject to the necessary planning permission. The house is heated by a mains gas fired radiator central heating system and also benefits from uPVC double glazing. Some of the upper rooms enjoy views of Sherborne town and the hill line beyond. The property has countryside and town centre walks not far from the front door – ideal as you do not need to put the children or the dogs in the car! The stunning, historic town centre of Sherborne is a short walk away with its 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' – an exclusive, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House. NO FURTHER CHAIN - MUST BE VIEWED!

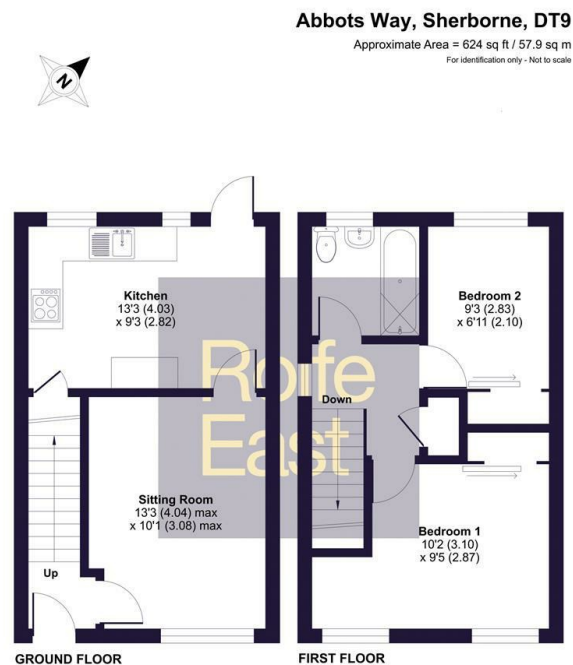


Council Tax Band: C









① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © Richecon 2025. Produced for Rolfe East Sherborne Ltd. REF: 1309106



Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC