Rolfe East







Warren Way, Sherborne, DT9 4FS

Guide Price £540,000

- SUBSTANTIAL 5 BEDROOM DETACHED HOUSE (1553 SQUARE FEET).
- GENEROUS LEVEL REAR GARDEN ENJOYING GOOD PRIVACY AND SUNNY ASPECT.
- OPEN-PLAN KITCHEN DINING ROOM WITH DOORS OPENING ONTO REAR GARDEN.
- SHORT WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.
- SINGLE INTEGRAL GARAGE AND DRIVEWAY PARKING FOR TWO CARS.
- EXCELLENT POTENTIAL FOR EXTENSION ON REAR (subject to planning permission).
- REMAINDER OF TEN YEAR NHBC.
- POPULAR SOUGHT-AFTER RESIDENTIAL AREA.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND DOUBLE GLAZING.
- SHORT WALK TO NEARBY COUNTRYSIDE.

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

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

29 Warren Way, Sherborne DT9 4FS

‘29 Warren Way’ is a substantial, modern, double-fronted, detached house with an attractive brick elevation and offering surprisingly spacious five double bedroom accommodation (extending to 1553 square feet). The house occupies a generous, level plot extending to (XXXX acres). The rear garden is exceptionally wide, very usable and boasts a sunny aspect. The garden enjoys a good level of privacy as it is situated on the perimeter of this popular development. It offers scope for extension at the rear, subject to the necessary planning permission. It is located in a fantastic residential address, a short walk to Sherborne town centre and mainline railway station to London Waterloo. The house is very well presented and boasts timber double glazing and mains gas fired radiator central heating. It also benefits from the remainder of a ten year NHBC. It comes with private driveway parking for two cars, leading to a single integral garage. The spacious accommodation enjoys good levels of natural light and comprises entrance reception hall, sitting room, large open-plan kitchen / dining room with doors opening on to the rear garden, utility room and ground floor WC / Cloakroom. On the first floor, there is a huge landing area, master double bedroom with en-suite shower room, four further generous double bedrooms and a family bathroom. It is only a short walk to nearby countryside and to the historic town centre of Sherborne with its superb boutique high street with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. 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.

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Council Tax Band: F










Hotpoint



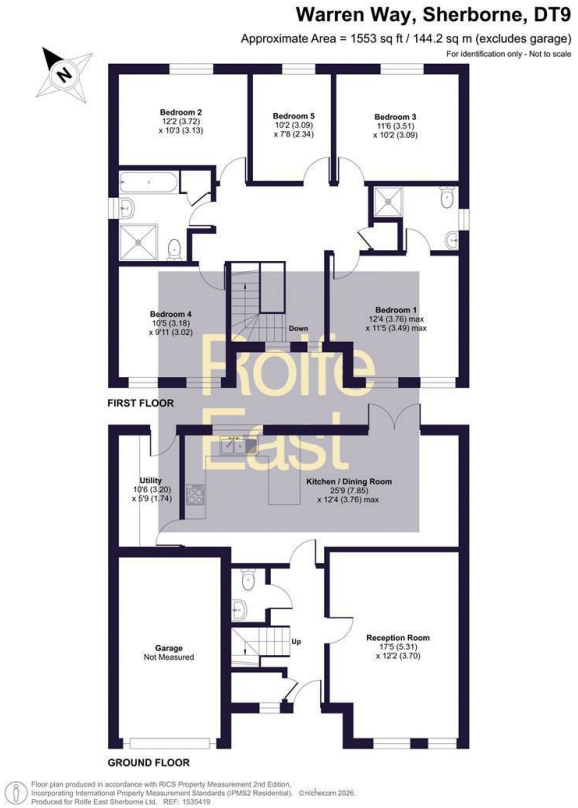














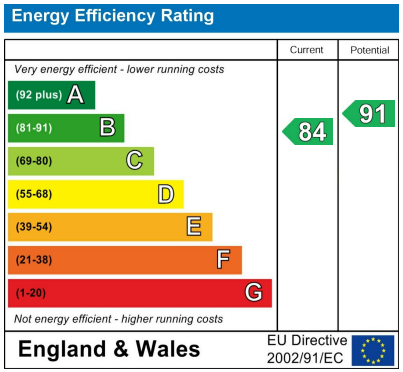
Directions

Viewings

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

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F



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