

# Rolfe East



**Glanvilles Wootton, DT9 5QF**

Guide Price £1,100,000

- SUBSTANTIAL HANDSOME DETACHED MODERN HOME.
- DRIVEWAY PARKING FOR 15 CARS OR MORE.
- FIVE BEDROOMS AND FOUR RECEPTION ROOMS
- SHORT DRIVE TO SHERBORNE TOWN AND STATION TO LONDON WATERLOO.
- IMPRESSIVE SWEEPING DRIVEWAY APPROACH.
- LEVEL PLOT, GARDENS AND WOODLAND EXTENDING TO 1.25 ACRES APPROX.
- SPACIOUS 4329 SQUARE FEET OF ACCOMMODATION.

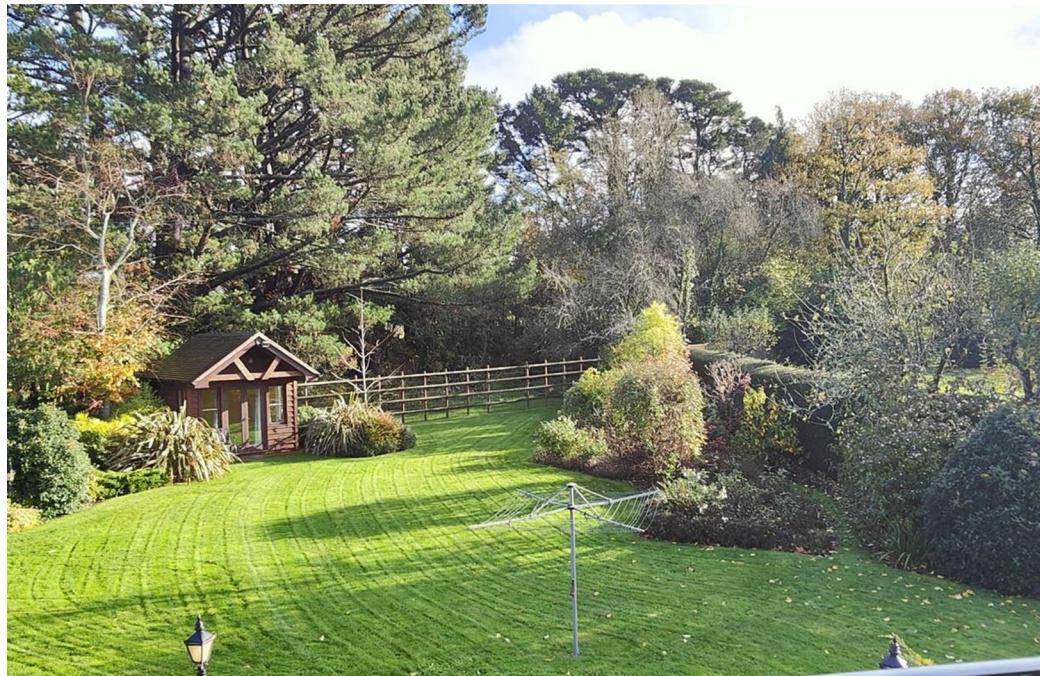
- TRIPLE GARAGE AND FURTHER DOUBLE GARAGE.
- SUPERB EDGE-OF-VILLAGE LOCATION.
- COUNTRYSIDE WALKS FROM THE FRONT DOOR.

# Mountain Ash , Glanvilles Wootton DT9 5QF

'MOUNTAIN ASH' is an huge, attractive, imposing, modern, detached house (4329 square feet) situated in a substantial level plot, stunning landscaped gardens and woodland extending to over one acre (1.25 acres approximately). Double gates give vehicle access to a impressive sweeping driveway approach providing off road parking for 15 cars or more leading to a detached triple garage and further attached double garage. The property is situated in a quiet side road in the heart of this sought-after, picturesque Dorset village, a short drive to the historic town centre of Sherborne and the mainline railway station to London Waterloo. The property is in excellent decorative order throughout and is heated via an oil-fired radiator central heating system and also benefits from uPVC double glazing. There are exceptional levels of natural light from a sunny southerly aspect at the rear. The extensive accommodation comprises large entrance reception hall, sitting room, kitchen / breakfast room, dining room / snug, conservatory, office / occasional ground floor bedroom, utility room, boot room and ground floor WC / cloakroom. On the first floor there is a large half-gallery landing with south-facing sun terrace off, master double bedroom with en-suite bathroom, three further generous double bedrooms, huge games room / bedroom and a family bathroom. This unique home enjoys countryside walks a short distance from the front door – ideal as you do not have to put the dogs and the children in the car! It is only a short drive to the sought-after, 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 also has good access to the mainline railway station making London Waterloo in just over two hours.



Council Tax Band: G



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.

Pitch tiled storm porch with outside light. Double glazed and panelled front door leads to

**ENTRANCE RECEPTION HALL:** 15'10 maximum x 20'5 maximum. A generous entrance greeting area providing a heart to the home, hardwood staircase rises to the first floor. Double panel doors lead to understairs storage cupboard space, moulded skirting boards and architraves, period style ceiling coving, two radiators, uPVC double glazed window to the front. Panel doors lead off the entrance reception hall to the main ground floor rooms.

**SITTING ROOM:** 19'7 maximum x 13'8 maximum. A generous main reception room enjoying a light triple aspect with uPVC double glazed windows to the front, side and rear, uPVC double glazed double French doors open onto the rear garden. This room enjoys sunny southerly and westerly aspects, feature stone open fireplace with open Jet Master fire, paved hearth, period style ceiling coving, moulded skirting boards and architraves, two radiators, TV point, telephone point.

**OFFICE / OCCASIONAL GROUND FLOOR DOUBLE BEDROOM SIX:** 13'7 maximum x 8'3 maximum. uPVC double glazed window to the rear overlooks the rear garden and woodland, moulded skirting boards and architraves, period style ceiling coving, radiator, TV point, telephone point.

**SECOND RECEPTION ROOM / SNUG:** 15'7 maximum x 10'8 maximum. A useful second reception room, uPVC double glazed window overlooks the rear garden and woodland, moulded skirting boards and architraves, moulded dado rail, period style ceiling coving, radiator, TV point, telephone point. Multi pane glazed double doors lead from the second reception room through to the open plan kitchen family room providing a full through-measurement of 26'8 maximum.

**OPEN-PLAN KITCHEN BREAKFAST ROOM:** 19'10 maximum x 17'4 maximum. A fantastic room of good proportions enjoying a range of oak panelled kitchen units comprising worksurface with decorative tiled surrounds, inset stainless steel double Franke sink bowl and drainer unit with mixer tap over, stainless steel electric hob with stainless steel electric oven under, a range of drawers and cupboards under, integrated dishwasher, two fitted under counter fridges, a range of matching wall mounted cupboards and glazed display cabinets, under unit lighting, wall mounted stainless steel cooker hood extractor fan, wall mounted plate rack, inset feature ceiling lighting, period style cornice, ceramic floor tiles, fire place recess with oak over mantle, oil fired Aga, fitted dresser unit, TV point, telephone point, uPVC double glazed window to the side, double glazed double French doors open from the kitchen breakfast room through to the conservatory. When open providing a full through-measurement of 35'10.

**CONSERVATORY:** 15'5 maximum x 11'6 maximum. uPVC double glazed construction with windows to both sides and the rear overlooking the rear garden to woodland beyond, ceramic floor tiles, three radiators, uPVC double glazed double French doors to the rear patio, light and power connected.

Panel door from the kitchen breakfast room leads to the

**UTILITY ROOM:** 11'2 maximum x 14' maximum. A substantial utility room with a range of oak panelled units, laminated worksurface, decorative tiled surrounds, inset stainless steel sink bowl and drainer unit, mixer tap over, cupboards under, space and plumbing for washing machine, provision for water softener, a range of matching wall mounted cupboards, extractor fan, uPVC double glazed window to the side, ceramic floor tiled, floor standing oil fired central heating boiler, space for chest freezer, radiator, uPVC double glazed window to the front. Panel door from the utility room leads to the

**BOOT ROOM:** 5'10 maximum x 4'7 maximum. uPVC double glazed window to the side, radiator, ceramic floor tiles.

Panel door from the entrance hall to

**CLOAKROOM / WC:** 5'7 maximum x 4'9 maximum. A period style white suite comprising low level WC, wash basin over pine cupboard, tiled surrounds, ceramic floor tiles, radiator, uPVC double glazed window to the front.

Hardwood staircase rises from the entrance reception hall to the

**FIRST FLOOR LANDING:** A generous half gallery landing measuring 23'9 maximum x 24'9 maximum. Two uPVC double glazed windows to the front, two radiators, moulded skirting boards and architraves, ceiling hatch and ladder to loft storage space, panel door to storage cupboard. Further double panel doors lead to shelves linen cupboard with slatted shelving, uPVC double glazed double French doors lead from the landing to a

**PRIVATE SUN TERRACE:** At the rear overlooking the main rear garden and views to the woodland area and a sunny southerly aspect.

Panel doors lead off the landing to the first floor rooms.

**MASTER BEDROOM:** 15'7 maximum x 16'6 maximum. A generous double bedroom, two uPVC double glazed windows overlook the rear garden to woodland beyond enjoying a sunny southerly aspect, two radiators, moulded skirting boards and architraves, TV point, telephone point. Panel door from the master bedroom leads to

**EN-SUITE BATHROOM:** 9'9 maximum x 6'9 maximum. A white suite comprising low level WC, wash basin over storage cupboard, panel bath with mains shower tap arrangement over, tiling to splash prone areas, shaver point, towel rail, ceramic floor tiles, radiator, uPVC double glazed window to the side, extractor fan.

**BEDROOM TWO:** 19'6 maximum x 11'2 maximum. A second generous double bedroom enjoying a light dual aspect, uPVC double glazed windows to both sides, two radiators, moulded skirting boards and architraves, TV point, telephone point. Door from bedroom two leads to

**BEDROOM THREE / PLAYROOM:** 30'4 maximum x 13'11 maximum. A huge double bedroom with a light dual aspect, three Dorma windows to the side with uPVC double glazed windows, window seats, uPVC double glazed window to the front, four radiators, door leads to extensive eaves storage cupboard space, TV point, telephone point.

**BEDROOM FOUR:** 10'8 maximum x 15'6 maximum. Another double bedroom, uPVC double glazed window to the rear overlooks the rear garden, moulded skirting boards and architraves, radiator, TV point, panel doors lead to fitted wardrobe cupboard space.

**BEDROOM FIVE:** 12'3 maximum x 13'4 maximum. A fifth double bedroom, uPVC double glazed window to the rear overlooks the rear garden, views to woodland, a sunny south facing aspect, moulded skirting boards and architraves, radiator, TV point.

**FAMILY BATHROOM:** 13'8 maximum x 6'9 maximum. A modern white suite comprising low level WC, bidet, wash basin over storage cupboard, panel bath with mains shower tap arrangement over, separate glazed corner shower cubicle with wall mounted mains shower over, tiling to splash prone areas, uPVC double glazed window to the front, shaver point, heated towel rail, illuminated wall mirror, mirrored bathroom cabinet, ceramic floor tiles, extractor fan.

**OUTSIDE:**

This substantial property stands in a generous level plot extending to over 1 acre (1.25 acres approximately). Automatic double wrought iron gates give vehicular access to a impressive sweeping driveway approach leading to the front of the property, illuminated driveway and intercom entry. The driveway gives an excellent depth from the country lane and provides off road parking for 15 cars or more, plus space for campervan or boat. Front garden is laid mainly to shaped lawn and enclosed by brick walls and mature hedges, period style lantern, outside

lighting. Driveway continues under arch way and to the rear of the property. Side and rear of the property, oil tank, two outside taps, area to store recycling containers and wheelie bins.

#### GARAGES:

ATTACHED DOUBLE GARAGE: 20'2 in width x 18'5 in depth. Two automatic up-and-over garage doors, uPVC double glazed windows to the rear and side, light and power connected. uPVC double glazed personal door to the side leading to

CARPORT / ARCHWAY: 19'2 maximum x 9'10 maximum. Light and power connected.

DETACHED TRIPLE GARAGE: 38' in width x 17'11 in width. Three up-and-over garage doors, light and power connected, uPVC double glazed personal door to the side, two uPVC double glazed windows to the side, one to the rear, loft hatch to large storage space above.

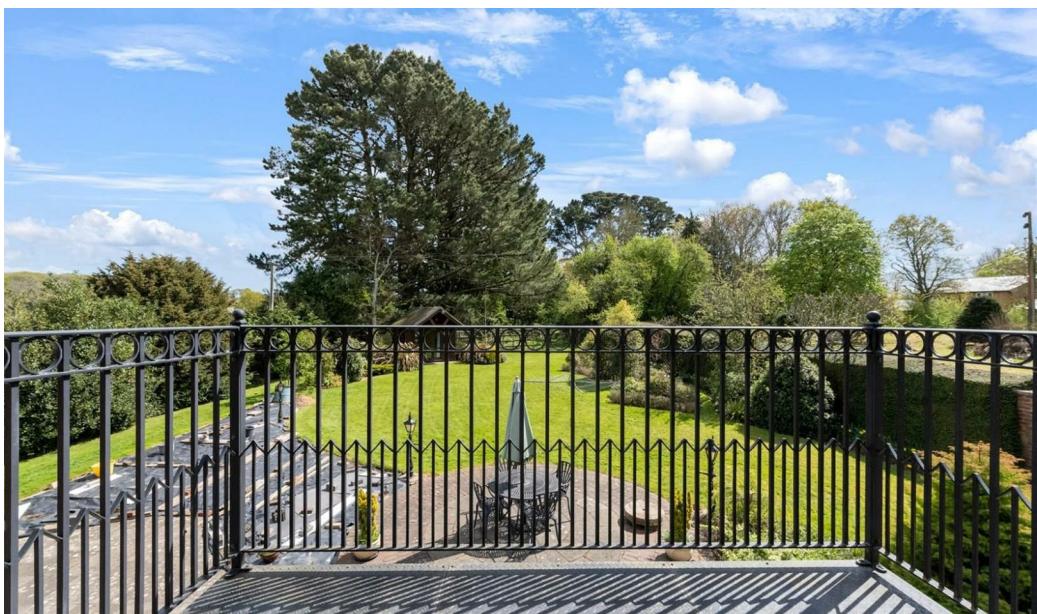
Please note: This detached triple garage has fantastic scope to convert to further ancillary accommodation or an annex, subject to the necessary planning permission.

Access to the main rear garden via both sides of the property.

MAIN REAR GARDEN measures approximately 130' in length x 81' in width. This fantastic, landscaped level rear garden is laid mainly to lawn and boasts a sunny southerly aspect, large paved patio seating area with outside lighting, a variety of well stocked shaped flowerbeds and borders including some mature plants, shrubs and trees.

DETACHED TIMBER SUMMERHOUSE: 11'1 maximum x 9'9 maximum. Double glazed windows to both sides, light and power connected.

Pathway leads to portion of WOODLAND at the rear of the garden, boasting a selection of mature pine trees and various other trees, large detached storage timber shed, a variety of flowerbeds and borders backing onto countryside.







## Directions

## Viewings

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

## Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC