

# Rolfe East



Five Acres, Stoford, BA22 9UP

Guide Price £435,000

- IMMACULATED PRESENTED DETACHED BUNGALOW BOASTING COUNTRYSIDE VIEWS!
- SWEEPING DRIVEWAY APPROACH PROVIDING OFF ROAD PARKING FOR 5-6 CARS.
- LARGE CONSERVATORY WITH ELECTRIC HEATING.
- OIL FIRED RADIATOR CENTRAL HEATING, CAST IRON LOG BURNING STOVE.
- HILLSIDE ELEVATED CHOICE PLOT AND GARDENS EXTENDING TO 0.18 ACRES.
- SUPERB EAST-FACING COUNTRYSIDE VIEWS AT THE FRONT.
- NO FURTHER CHAIN.
- ATTACHED ONE-AND-A-HALF SIZE GARAGE / WORKSHOP.
- uPVC DOUBLE GLAZING.
- SHORT WALK TO MAINLINE RAILWAY STATION TO LONDON AND EXETER.

# Maybank Five Acres, Stoford BA22 9UP

NO FURTHER CHAIN! WALKING DISTANCE FROM MAINLINE RAILWAY STATION TO LONDON. 'Maybank' is a beautifully presented, fastidiously maintained, detached bungalow (1422 square feet) situated in a choice, elevated location enjoying fabulous east-facing countryside views at the front. The property stands in a generous hillside plot and exquisite gardens extending to 0.18 acres approximately. The main rear garden boasts a sunny westerly aspect and the afternoon sun. There is an impressive sweeping driveway approach at the front providing off road parking for five to six cars, leading to an attached one-and-a-half size garage / workshop. The property is heated via oil-fired radiator central heating, wall mounted electric heaters and a cast iron log burning stove. It also benefits from uPVC double glazing. The current owner recently added a large conservatory at the rear, backing on to the west-facing rear garden. The deceptively spacious, flexible accommodation enjoys excellent levels of natural light from large feature windows, dual aspects and a sunny east-to-west aspect, boasting the morning and the afternoon sun. It comprises entrance porch, large entrance reception hall, sitting room, dining room / double bedroom three, huge conservatory, kitchen / breakfast room, rear lobby, gardeners WC, two further double bedrooms and a family bathroom. There are lovely countryside walks a short walk from the front door of this house. The village centre and pub is a short walk away. Stoford lies approximately 2 miles south of Yeovil. The village is centred on a village green with the pub located opposite. The adjoining village of Barwick which lies within the same parish has a primary school, church and recreational ground. Both Sherborne and Yeovil lie within comfortable motoring distance providing between them an excellent range of cultural, recreational and shopping facilities. Sporting, walking and riding opportunities abound within the area. NO FURTHER CHAIN.



Council Tax Band: E



The property is a short drive to the stunning, historic town of Sherborne with its mainline railway link to London making Waterloo station in just over two hours directly without changing your seat! This bungalow is within walking distance to the mainline railway station in Stoford, linking you to London and Exeter. Sherborne boasts a superb boutique high street with 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' – an exclusive, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House. The property is perfect for those mature couples or families making the most of the move to the West Country, buyers cashing out of the South East and London market or cash buyers looking for their perfect village home to settle in, potentially linked to the wonderful selection of local schools. It may also be of interest to the holiday letting or second home market.

Steps and paved pathway lead to front door. Double glazed and panelled front door and uPVC double glazed side light leads to

ENTRANCE PORCH: 4'10 maximum x 4'4 maximum. Glazed door and side light leads to

ENTRANCE RECEPTION HALL: 13'4 maximum x 14'9 maximum. A generous entrance reception hall providing a greeting area and a heart to the home, coved ceiling, radiator, inset ceiling lighting. Ceiling hatch and loft ladder leads to boarded loft storage space. Panel doors lead to large hall cloaks cupboard. Further panel door leads to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelving. Panel doors lead off the entrance reception hall to the main rooms.

SITTING ROOM: 17'7 maximum x 12'9 maximum. A beautifully proportioned well presented main reception room enjoying a light dual aspect with uPVC double glazed window to the side, uPVC double glazed sliding patio doors to the front boasting lovely countryside views and an easterly aspect, period style stone feature fire surround with granite hearth, cast iron log burning stove, radiator, TV point.

KITCHEN BREAKFAST ROOM: 17'8 maximum x 9'6 maximum. Another generous room, uPVC double glazed window to the rear overlooks the rear garden boasting a westerly

aspect, a range of modern replacement kitchen units comprising stone effect laminated worksurface, decorative tiled surrounds, inset stainless steel one and a half sink bowl and drainer unit with mixer tap over, inset electric hob, a range of drawers and cupboards under, integrated under counter fridge, integrated dishwasher, integrated washing machine, built in eye level electric oven and grill, a range of matching wall mounted cupboards with under unit lighting, inset ceiling lighting, wall mounted stainless steel cooker hood extractor fan, ceramic floor tiles, radiator. uPVC double glazed door to

REAR LOBBY: 3'3 maximum x 5'2 maximum. uPVC double glazed door to the rear, personal door to the attached garage. Door from the rear lobby leads to

GARDENERS WC: 4'11 maximum x 2'10 maximum. uPVC double glazed window to the rear, low level WC.

Panel doors lead off the entrance reception hall to further rooms.

DINING ROOM / BEDROOM THREE: 11'1 maximum x 9'10 maximum. A third double bedroom currently used as a dining room, radiator, sliding mirrored doors lead to fitted wardrobe cupboard space, coved ceiling, uPVC double glazed bi-folding doors open to the conservatory providing a full through-measurement of 22'4 maximum.

CONSERVATORY: 15'11 maximum x 11'6 maximum. uPVC double glazed construction, two electric heaters, uPVC double glazed windows to the front, side and rear. uPVC double glazed double French doors open onto the rear patio, timber effect flooring, tv point, light and power connected, uPVC double glazed door to the side garden.

BEDROOM ONE: 13'2 maximum x 10'1 maximum. A generous double bedroom, uPVC double glazed window to the front boasting an easterly aspect and countryside views, radiator, sliding doors lead to fitted wardrobe cupboard space.

BEDROOM TWO: 14'5 maximum x 7'11 maximum. Another generous double bedroom, uPVC double glazed window to the front boasting an easterly aspect and countryside views, sliding doors lead to extensive fitted wardrobe cupboard space, radiator, TV aerial attachment.

FAMILY BATHROOM: 9'2 maximum x 6'1 maximum. A modern white suite comprising

low level WC, wash basin over storage drawers, mixer tap over, panel bath, separate glazed corner shower cubicle with wall mounted electric shower over, tiling to walls and floor, radiator, chrome heated towel rail, inset ceiling lighting, extractor fan, two uPVC double glazed windows to the rear.

#### OUTSIDE:

This superb bungalow stands in a generous plot and gardens extending to 0.18 acres approximately.

A dropped curb gives vehicular access from the road to a sweeping private driveway approach providing off road parking for 5-6 cars. The driveway and lawned front garden give a depth of 50' from the pavement.

The front garden is laid mainly to lawn and boasts a variety of mature hedges, trees and shrubs, outside lighting, pleasant east facing seating area at the front of the property enjoying countryside views. Driveway leads to

**ATTACHED GARAGE / WORKSHOP:** 21'7 in depth x 9' in width. This one-and-a-half sized garage/ workshop has an up-and-over garage door, light and power connected, space for freezer and tumble dryer, workshop bench, area to store logs, uPVC double glazed window to the rear, personal door to the rear lobby.

Side gates on both sides of the property give access to side garden areas ideal for storing recycling containers and wheelie bins. Side pathway leads to the main rear garden, oil tank, external boiler.

**MAIN REAR GARDEN:** 88' in width x 27'8 in depth. The main garden is situated at the rear of the property and beautifully presented large paved patio area, boasting a westerly aspect and the afternoon sun, an area of shaped lawn enjoying a verity of raised flowerbeds and borders well stocked with a mature selection of plants and shrubs, outside lighting, outside power point, outside tap.

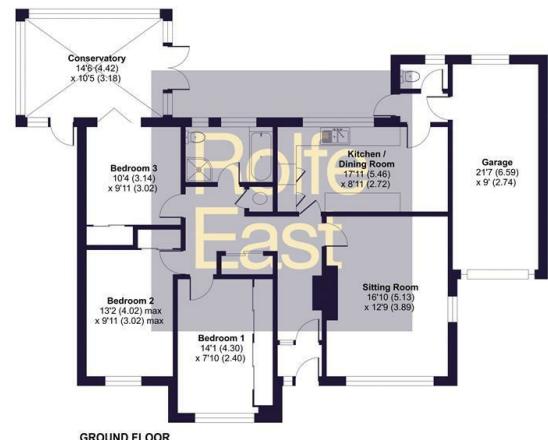
There is a further portion of side garden on the south side of the property measuring 36'10 x 11'5. Paved patio seating area enclosed by timber fencing, outside light, rainwater harvesting butt.





### Maybank, Five Acres, Stoford, Yeovil, BA22

Approximate Area = 1227 sq ft / 113.9 sq m  
 Garage = 195 sq ft / 18.1 sq m  
 Total = 1422 sq ft / 132 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). ©richcom 2025. Produced for Rolfe East Sherborne Ltd. REF: 1377163

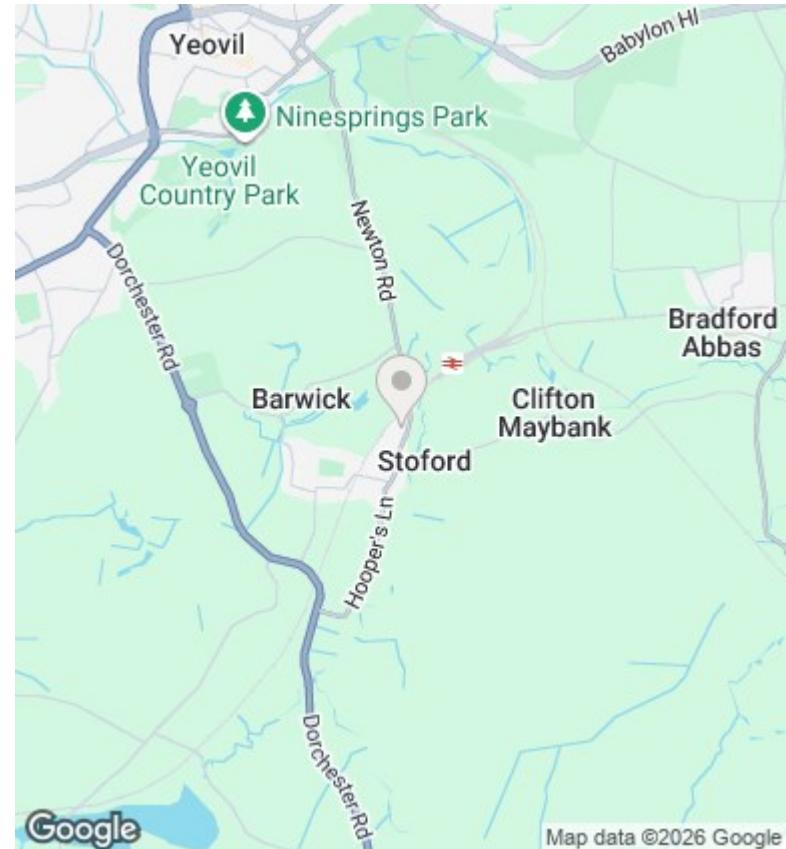
## Directions

## Viewings

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

## Council Tax Band

E



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC