Rolfe East







Sigwells, Sigwells, DT9 4LL

Offers In Excess Of £610,000

- SUBSTANTIAL DETACHED CHALET BUNGALOW (2200 sq ft) WITH COUNTRYSIDE WALKS.
- PRIVATE DRIVEWAY PARKING FOR 5-6 CARS PLUS ONE-AND-A-HALF SIZE GARAGE.
- FLEXIBLE 3-4 DOUBLE BEDROOM ACCOMMODATION - ONE GROUND FLOOR BEDROOM.
- SHORT DRIVE TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.
- HUGE PLOT AND GROUNDS EXTENDING TO NEARLY THREE QUARTERS OF AN ACRE.
- OUTSTANDING COUNTRYSIDE VIEWS PLUS WEST-FACING GARDEN.
- OIL-FIRED RADIATOR CENTRAL HEATING, STANLEY RANGE AND uPVC DOUBLE GLAZING.
- SUPERB RURAL LOCATION IN BEAUTIFUL HILLTOP POSITION.
- EXCELLENT LEVELS OF NATURAL LIGHT FROM DUAL AND TRIPLE ASPECTS.
- OPEN FIREPLACE AND CAST IRON LOG BURNING STOVE.

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Cortlands Sigwells, Sigwells DT9 4LL

VACANT - NO FURTHER CHAIN. THREE QUARTERS OF AN ACRE! ‘Cortlands’ is a very well presented, mature, double-fronted, detached (2200 square feet) dormer bungalow standing in a generous plot and charming, level gardens extending to just under three quarter of an acre (0.72 acres approximately). The main rear garden boasts a sunny westerly aspect and outstanding countryside views, often framed by glorious sunsets. This huge garden also benefits from a second detached garage, large timber outbuilding, large polytunnel and former air raid shelter. The property is located in a very sought-after semi-rural address, a very short drive to Sherborne town centre and mainline railway station to London Waterloo. There are wonderful country lane walks from the front door. The bungalow boasts a private driveway providing off road parking for five to six cars leading to an attached one-and-a-half size garage. There is potential for more driveway parking, subject to the necessary planning permission. It is heated oil-fired radiator central heating via a Stanley Range, a cast iron log burning stove and open fireplace and benefits from uPVC double glazing. There are good levels of natural light from dual and triple aspects, large windows and a pleasant east-to-west aspect. The deceptively spacious, flexible accommodation comprises large entrance reception hall, sitting room, dining room / ground floor double bedroom four, open plan kitchen breakfast room and ground floor shower room / WC. On the first floor, there is a landing area, three generous double bedrooms and a family bathroom. This lovely home enjoys countryside walks not far from the front door – ideal as you do not have to put the dogs and the children in the car! We believe that the northern part of the garden (extending to just over a third of an acre) is a potential building plot (subject to the necessary planning permission).

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Council Tax Band: F





It is a short drive 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 also has good access to the 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' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House.

Oak double glazed front door leads to

ENTRANCE RECEPTION HALL: 12' maximum x 25'2 maximum. A simply huge entrance reception greeting area providing a heart to the home, large uPVC double glazed windows to the side and rear boasting countryside views and a sunny south westerly aspect, oak effect laminate flooring, two radiators, inset ceiling lighting, oak staircase rises to the first floor, internal window to the sitting room, oak door leads to understairs cupboard space. Oak panel doors lead off the entrance reception hall to the ground floor rooms.

SITTING ROOM: 24' maximum x 15'4 maximum. A very well-proportioned main reception room boasting a light dual aspect with two uPVC double glazed window to the front, uPVC double glazed window to the side boasting a sunny south westerly aspect, feature brick fire surround and tiled hearth with cast iron log burning stove, internal windows to the entrance hall and to the attached garage, two radiators, oak effect laminate flooring, inset ceiling lighting, exposed beam, TV point, telephone point.

DINING ROOM / OCCASIONAL GROUND FLOOR DOUBLE BEDROOM FOUR: 15'4 maximum x 14'5 maximum. Another generous room enjoying a light dual aspect with uPVC double glazed windows to the side and rear, rear enjoying countryside views and a sunny south westerly aspect, oak herringbone flooring, brick feature fireplace and open fire, tiled hearth, radiator, TV point, telephone point, serving hatch to the kitchen.

KITCHEN / BREAKFAST ROOM: 19'2 maximum x 15'9 maximum. Another superb room, uPVC double glazed double French doors to the rear enjoying extensive countryside views, a range of oak panelled kitchen units comprising solid stone worksurface, tiled surrounds, inset stainless steel one and a half sink bowl with mixer tap over, inset Bosch gas (LPG) hob with Bosch electric oven under, Stanley Range, a range of drawers and cupboards under, space and plumbing for dishwasher, recess provides space for upright fridge freezer, a range of matching wall mounted cupboards with under unit lighting, tiled floor, inset ceiling lighting, internal window to the garage, radiator, serving hatch to the dining room, uPVC double glazed personal door to the garage.

GROUND FLOOR SHOWER ROOM / WC: 6'9 maximum x 5'7 Maximum. Fitted low level WC, wash basin over storage cupboard, glazed shower cubicle with wall mounted mains shower over, tiling to splash prone areas, tiled floor, chrome heated towel rail, uPVC double glazed internal window to the garage, inset ceiling lighting, extractor fan.

Oak staircase rises to the entrance reception hall to the first floor landing. Oak panel doors lead off the landing to the first floor rooms.

BEDROOM ONE: 17'5 maximum x 13' maximum. A generous double bedroom enjoying a light dual aspect with uPVC double glazed windows to the front and side, side boasts a sunny south westerly aspect and extensive countryside views, radiator. Door leads to fitted wardrove cupboard space, further doors to eves storage cupboards, shelved alcove.

BEDROOM TWO: 12'3 maximum x 12'3 maximum. A second generous double bedroom, uPVC double glazed window to the side enjoying a sunny south westerly aspect and extensive countryside views, radiator. Doors lead to fitted wardrobe cupboard space, further doors to eves storage cupboard, radiator.

BEDROOM THREE: 9'5 maximum x 7'1 maximum. A third generous double bedroom, uPVC double glazed window to the side with countryside views, radiator. Double doors lead to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelving.

FIRST FLOOR FAMILY BATHROOM: 6'9 maximum x 6'8 maximum. Fitted low level WC, wash basin in laminated worksurface with cupboards under, P-shaped panel bath with glazed shower screen and wall mounted mains shower over, tiling to splash prone areas, uPVC double glazed window to the side, extractor fan, heated towel rail, tiled floor.

OUTSIDE:
This substantial property stands in a generous plot and gardens extending to just under three quarter of an acre (0.72 acres approximately).

Timber five bar gate and dropped curb gives vehicular access from the country lane to a private driveway providing off road parking for 6 cars or more plus a layby by the side of the lane giving parking for more. Driveway and front garden give a depth of approximately 80' from the country lane. Driveway benefits from outside tap, outside lighting and outside power point. Driveway leads to

ATTACHED GARAGE: 22’4 maximum x 9’2 maximum. Automatic up-and-over garage door, uPVC double glazed windows to the side, space and plumbing for washing machine and tumble dryer, light and power connected, uPVC double glazed personal door leads from the garage to the kitchen breakfast room.

GARDENS:
The front garden is laid mainly to lawn and is enclosed by mature hedges and timber fencing. There are a variety of mature trees. Lawned garden continues to the side of the property, paved pathway leads to the front door with outside lighting. Side garden boasts a sunny southerly aspect. The lawned garden continues to the

MAIN REAR GARDEN which is laid to lawn and boasts extensive rural countryside views and a sunny westerly aspect, paved patio seating area, rain water harvesting butt, outside lighting, connection for LPG tanks. Steps rise to further lawned garden enjoying extensive countryside views, a variety of mature trees and shrubs.

FURTHER LAND: On the north side of the property, a concrete path leads to a further portion of land running parallel to the country lane. It is laid mainly to lawn and enclosed by mature hedges and fencing. The path is wide enough for a small car or ride on mower, oil tank.

DETACHED TIMBER GARDEN SHED: 15’10 maximum x 10’ maximum.

LARGE POLYTUNNEL GREENHOUSE: 30’11 in depth x 14’9 in width.

FURTHER DETACHED GARAGE: 28’5 in depth x 8’1 in width. Light and power connected, up-and-over door, windows to the side.

Steps lead down to FORMER AIR RAID SHELTER: 34’1 x 7’4 maximum. Power connected.

ESTATE AGENTS NOTE: Rolfe East believes that the Northern part of the garden (extending to just over a third of an acre) is a potential building plot, subject to the necessary planning permission.











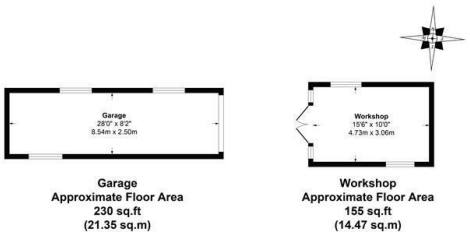






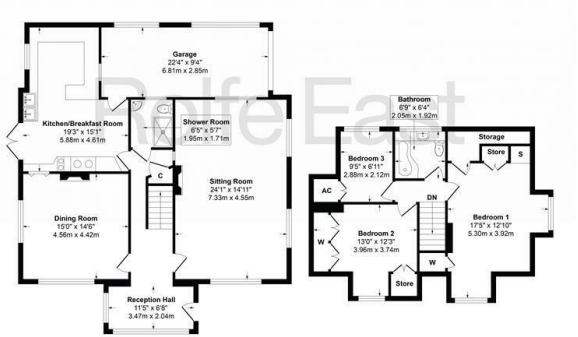


Old Bristol Road, Corton Denham, Somerset, DT9



Garage
Approximate Floor Area
230 sq.ft
(21.35 sq.m)

Workshop
Approximate Floor Area
155 sq.ft
(14.47 sq.m)



Ground Floor
Approximate Floor Area
1,235 sq.ft
(114.72 sq.m)

First Floor
Approximate Floor Area
580 sq.ft
(53.88 sq.m)

Approximate Gross Internal Floor Area 2,200 sq. ft / 204.42 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.



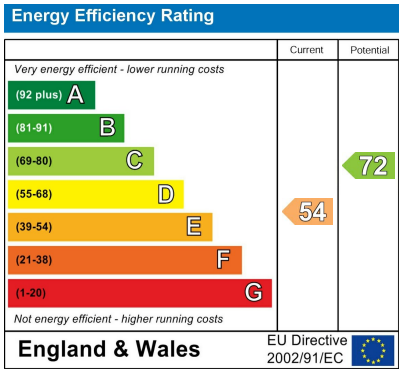
Directions

Viewings

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

Council Tax Band

F



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