

Rolfe East



The Mead, Beer Hackett, DT9 6QS

Guide Price £295,000

- MATURE SPACIOUS TERRACED HOUSE (1385 square feet) IN TOP DORSET VILLAGE.
- PRIVATE DRIVEWAY PARKING FOR TWO CARS AT THE FRONT (potential for more).
- THREE DOUBLE BEDROOMS AND THREE RECEPTION AREAS.
- LARGE LEVEL PLOT AND GARDENS EXTENDING TO 0.13 ACRES APPROXIMATELY.
- TOP DORSET VILLAGE LOCATION OPPOSITE PRETTY PARISH CHURCH.
- OIL-FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- GLORIOUS FAR-REACHING RURAL VIEWS AT THE REAR.
- SUNNY SOUTHERLY ASPECT AT THE FRONT WITH GOOD LEVELS OF NATURAL LIGHT.
- OCCUPANCY CLAUSE - BUYER MUST HAVE LIVED / WORKED IN DORSET FOR LAST 3 YEARS.
- SHORT DRIVE TO SHEBORNE TOWN AND RAILWAY STATION TO LONDON WATERLOO.

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5 The Mead, Beer Hackett DT9 6QS

'5 The Mead' is a substantial, mature, double fronted, mid terraced house (1385 square feet) situated in a fabulous, semi-rural, exclusive hamlet address boasting extensive countryside views and views of the pretty parish church. The house is a short drive to the pretty town centre of Sherborne and the mainline station to London Waterloo. This well-appointed home stands in a generous plot and gardens extending to 0.13 acres approximately with the rear garden boasting a glorious rural background a good degree of privacy. The front of the house enjoys lovely views of the pretty parish church. There is ample private driveway parking at the front providing off road parking for two cars with potential for more. There are various large outbuildings / workshops at the rear, ideal for hobbies or a 'work-from-home' space. The house benefits from excellent levels of natural light from large feature windows, dual aspects and a sunny southerly aspect at the front. It is enhanced by uPVC double glazing and is currently heated by an oil-fired radiator central heating system. The accommodation is well laid out and comprises entrance hall, sitting room leading into a snug / office, large dining room and kitchen. On the first floor there is a landing area with extensive countryside views, three generous double bedrooms and a family bathroom. The property has countryside and village walks from the front doors – ideal as you do not need to put the children or the dogs in the car! The property comes with a Section 157 act, which means any potential owner must currently work or have lived in Dorset for the last 3 years. The historic town centre of Sherborne is a short drive away 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. The property has a Section 157 occupancy clause. Buyers must have lived or worked in Dorset for the last three years.



Council Tax Band: C



It is also a short drive to two mainline railway stations making London Waterloo directly 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. The nearby village of Thornford offers a superb public house, primary school rated 'outstanding' by Ofsted, village store and post office, village hall, parish church and its own cricket club. In addition, Thornford station is situated on the Weymouth to Bristol line which includes Bath and links to the Midlands and North.

Pathway to storm porch with outside light. uPVC double glazed front door leads to

ENTRANCE HALL: Staircase rises to the first floor. Timber flooring. Entrance and doors lead off the entrance hall to the ground floor rooms.

SITTING ROOM: 12'9 maximum x 9'11 maximum. A well presented main reception room, uPVC double glazed window to the front boasting a sunny southerly aspect, fireplace recess, timber flooring, telephone point, radiator, entrance leads to

SNUG / OFFICE: 7'3 maximum x 9'11 maximum. uPVC double glazed door to the rear, radiator, timber flooring.

DINING ROOM: 21' maximum x 10'4 maximum. A generous second reception room enjoying a light dual aspect with two uPVC double glazed windows to the front boasting a sunny southerly aspect. uPVC double glazed double French doors open onto the rear garden. Slate flooring, shelved recess, fitted dresser unit, fireplace recess with cast iron log burning stove, radiator. Entrance from the dining room leads through to the

KITCHEN: 15'3 maximum x 9'5 maximum. A range of panel fronted kitchen units comprising hardwood work surface with inset stainless steel sink bowl

and drainer unit, mixer tap over, decorative tiled surrounds, inset electric induction hob, a range of drawers and cupboards under, integrated dishwasher, space and plumbing for washing machine, built-in eye-level electric oven and grill, shelved larder cupboard, a range of matching wall mounted cupboards, wall mounted cooker hood extractor fan, ceramic floor tiles, uPVC double glazed window to the rear overlooks the rear garden enjoying countryside views. Radiator ceramic floor tiles, panel door leads to understairs storage cupboard space.

Staircase rises from the entrance hall to the

FIRST FLOOR LANDING: A generous landing area, uPVC double glazed window to the rear overlooks the rear garden and boasts extensive countryside views. Timber effect flooring. Panel door leads to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelves. Second panel door leads to landing cupboard space. Panel doors lead off the landing to the first floor rooms.

BEDROOM ONE: 11'8 maximum x 11'11 maximum. A generous double bedroom, uPVC double glazed window to the front boasting a sunny southerly aspect and pleasant views to the pretty Parish Church. Radiator, exposed floorboards. Fitted wardrobe cupboard space. B

BEDROOM TWO: 11'3 maximum x 12'2 maximum. A second double bedroom, uPVC double glazed window to the front boasts a sunny southerly aspect and views to pretty Parish Church. Radiator, exposed pine floorboards, panel door leads to fitted cupboard space.

BEDROOM THREE: 7'3 maximum x 9'4 maximum. A generous third bedroom, uPVC double glazed window to the rear enjoys views across the rear garden to extensive countryside beyond. Timber effect flooring.

FIRST FLOOR FAMILY BATHROOM: 8'4 maximum x 5'10 maximum. A modern white suite comprising low level WC, wall mounted wash basin, panel bath with glazed shower screen over, wall mounted mains shower

over, tiled walls, timber effect flooring, radiator. uPVC double glazed window to the rear overlooks the rear garden enjoying extensive countryside views.

OUTSIDE: This property occupies a generous plot and gardens extending to 0.13 acres approximately.

At the front of the property, the front garden and driveway provides a depth of approximately 48' from the country lane. Vehicle access to a private driveway providing off-road parking for two cars (with potential for more, subject to necessary permission). Timber archway gives access to a front garden, enclosed by mature hedges and boasting raised timber bordered flowerbeds. Pathway leads to storm porch with outside light. Shared undercover passageway leads to the side of the property, timber gate to the rear.

The main garden is situated at the rear of the property and measures approximately 100' in length x 42' maximum in width. It backs onto fields and enjoys extensive countryside views. There is a large, raised paved sun terrace at the rear of the property. Outside lighting, outside tap, outside power point. Oil tank and external oil boiler. Timber pergola area with outside power point. Gate and steps lead down to lawned area, enclosed by timber panel fencing and boasting some mature trees. At the rear of the garden there is a

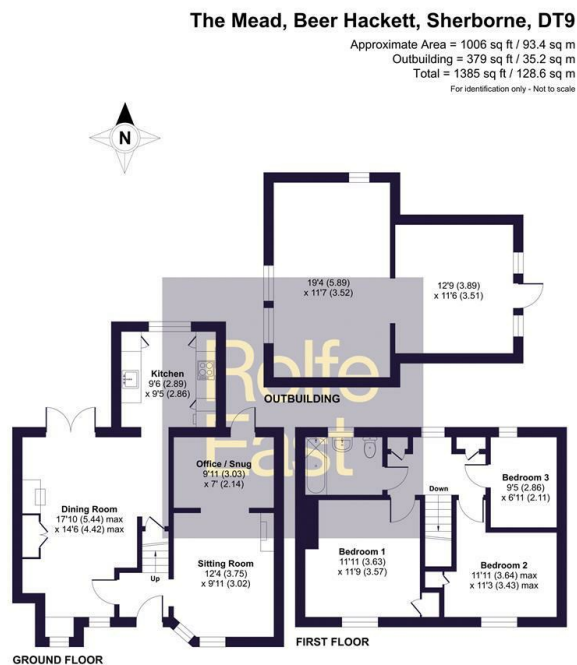
DETACHED TIMBER CABIN: 23'2 maximum x 19'5 maximum. Double glazed windows to the rear enjoying extensive countryside views. Windows to the front and side, light and power connected.

TIMBER SUMMER HOUSE: 8'8 maximum x 6'9 maximum. Light and power connected.

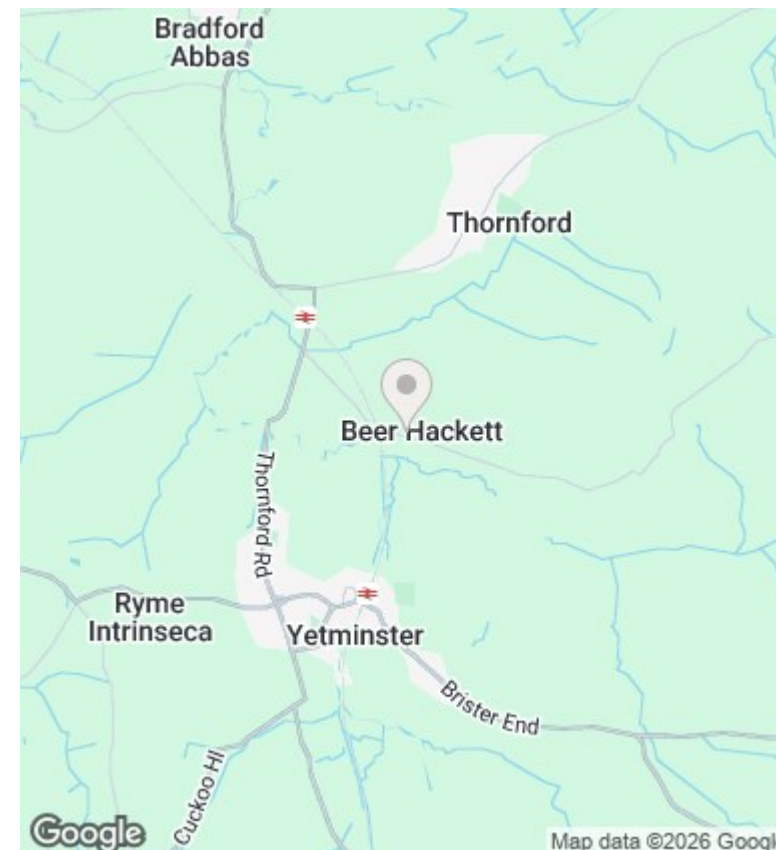
TIMBER GARDEN SHED AND LOG STORE.







① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©richrecom 2026. Produced for Rolfe East Sherborne Ltd. REF: 1522042



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		100+
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		