

Rolfe East



Kings Road, Sherborne, DT9 4HU

Asking Price £470,000

- HANDSOME PERIOD, EDWARDIAN SEMI-DETACHED HOUSE (1564 SQUARE FEET).
- ELEGANT CEILING HEIGHTS, CAST IRON FIREPLACES, PERIOD MOULDINGS AND MORE!
- REQUIRING SOME MODERNISATION - EXCELLENT POTENTIAL FOR EXTENSION (STPP).
- VACANT - NO FURTHER CHAIN.
- LARGE 128' PRIVATE REAR GARDEN.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND SOME DOUBLE GLAZING.
- DESIRABLE RESIDENTIAL ADDRESS.
- SPACIOUS ACCOMMODATION OVER TWO FLOORS PLUS LARGE ATTIC ROOM.
- ENVIABLY FREE FROM THE RESTRICTIONS OF GRADE II LISTING - RETAINING CHARACTER!
- SHORT WALK TO SHERBORNE CENTRE AND MAINLINE RAILWAY STATION TO LONDON.

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5 Kings Road, Sherborne DT9 4HU

NO FURTHER CHAIN. '5 Kings Road' is a simply lovely, period, Edwardian, character, semi-detached house (1564 sq ft) set in a highly sought-after residential address and offering deceptively spacious accommodation plus large, private rear garden. The property retains many appealing character features including excellent ceiling heights, original tiled floor, pine panel doors, feature sash windows, cast iron period fireplaces and period mouldings. The property requires some modernisation but boasts tremendous potential for significant extension, loft conversion and reconfiguration of the existing accommodation, subject to the necessary planning permission. The property enjoys some lovely countryside views beyond the town from the first floor at the front. There is free, unrestricted street parking at the front. The house is heated by a mains gas-fired radiator central heating system and benefits from some double glazing. The accommodation is very flexible and boasts good levels of natural light from a sunny southerly aspect at the front, dual aspects in some of the rooms and large, feature windows. It comprises large entrance reception hall, sitting room / dining room, kitchen, utility room and ground floor WC / cloakroom. On the first floor there is a feature, large landing area, master double bedroom with en-suite shower room, two further double bedrooms and a family bathroom. On the second floor, there is a large attic room. This lovely home also has countryside walks and walks to the pretty town centre from the front door – ideal as you do not have to put the children or the dogs in the car! It is a short walk to the historic town centre of Sherborne. Sherborne boasts a superb boutique high street with coffee shops, 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 making London Waterloo directly in just over two hours.



Council Tax Band: D



Sherborne has 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.

Front gate, pathway, steps lead up to storm porch with outside light, quarry tiled floor, glazed front door leads to

ENTRANCE RECEPTION HALL: 31'11 maximum x 6'5 maximum. A generous greeting area providing a heart to the home, excellent ceiling heights, quarry tiled period floor, sash window to the side, period staircase rises to the first floor, moulded skirting boards and architraves, moulded dado understairs storage area and cupboard space, telephone point, glazed door to the side. Glazed door leads to

WALK-IN PANTRY: 7'3 maximum x 3'2 maximum. Light and power connected, window to the side, wall mounted shelving.

Pine panel door leads to storage cupboard space. Pine panel doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM / DINING ROOM: 26'11 maximum x 12'2 maximum. A beautifully proportioned main reception room enjoying excellent ceiling heights, large feature window to the front enjoying a sunny southerly aspect and sash windows, sash window to the rear, moulded skirting boards and architraves, moulded picture rail, three radiators, Art Nouveau period cast iron fire surround with open fire, slate hearth, TV point.

KITCHEN BREAKFAST ROOM: 10'11 maximum x 10' maximum. A range of kitchen units comprising laminated worksurface, inset stainless steel sink and drainer unit, electric oven under inset electric hob, drawers and cupboards, a recess space for a dishwasher, matching wall mounted cupboards, a wall mounted gas fired boiler, period quarry tiled floor, sash window to the side, moulded skirting boards and architraves. Pine panel door leads to

UTILITY ROOM: 8'1 maximum x 6'11 maximum. Laminated worksurface, space and plumbing for washing machine and freezer under, period quarry tiled flooring, radiator, window to the rear overlooks the rear garden, glazed door to the rear. Sliding door from the utility leads to

CLOAKROOM / WC: 6'9 maximum x 3'1 maximum. Window to the rear, low level WC, pedestal wash basin, window to the side, storage area.

Staircase rises from the entrance reception hall to the

FIRST FLOOR LANDING: A feature split level landing measuring 23'5 maximum x 5'11 maximum. Excellent ceiling heights, moulded skirting boards and architraves, moulded dado rail, radiator, ceiling hatch to large loft room, telephone point, sash window to the side. Pine panel doors lead off the landing to the first floor rooms.

MASTER BEDROOM: 15'2 maximum x 10'5 maximum. A generous double bedroom, excellent ceiling heights, moulded picture rail, moulded skirting boards and architraves, two radiators, double glazed sash window to the front enjoying a sunny southerly aspect and views across Sherborne. Door leads to

EN-SUITE SHOWER ROOM: 6'2 maximum x 7'6 maximum. A modern white suite comprising low level WC, pedestal wash basin, tiled splashback, glazed corner shower cubicle with wall mounted mains shower over, sash window to the front, radiator. Second panel door leads back to the landing.

BEDROOM TWO: 10'5 maximum x 11' maximum. A second generous double bedroom, sash window to the side, moulded skirting boards and architraves, moulded picture rail, radiator.

BEDROOM THREE: 12'2 maximum x 10'9 maximum. A third generous double bedroom, sash window to the rear overlooks the rear garden, period style cast iron feature fire surround, moulded skirting boards and architraves, moulded picture rail, radiator.

FAMILY BATHROOM: 7' maximum x 6'6 maximum. A fitted suite comprising low level WC, wall mounted wash basin, panel bath, radiator, sash window to the side, moulded skirting boards and architraves.

Ceiling hatch and loft ladder leads from the first floor landing to

ATTIC ROOM: 17' maximum x 15'3 maximum. A huge space, double glazed Velux ceiling window to the side, fully plastered and boarded, light and power connected, doors lead to eaves storage cupboard space.

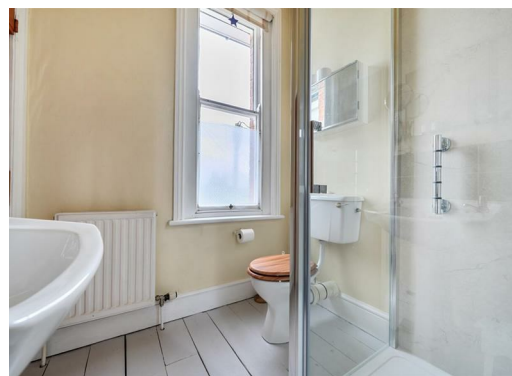
OUTSIDE:

At the front of the property steps and pathway lead to a storm porch with outside light. There is a portion of lawned garden giving a depth of 22' from the pavement. The front garden boasts a sunny south facing aspect, side pathway provides space to store recycling containers and wheelie bins, outside lighting. Timber gate gives access to the

MAIN REAR GARDEN: 128' in depth maximum. It is laid mainly to lawn and boasts a good degree of privacy, enclosed by timber panel fencing and mature hedges. There are a variety of flowerbeds and borders including some mature trees, plants and shrubs. Paved patio seating area, outside lighting, outside tap, timber garden shed, timber summerhouse.

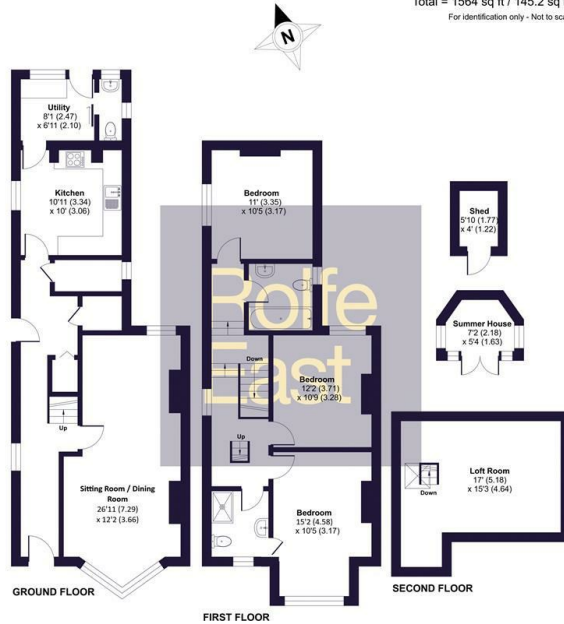
PLEASE NOTE: This property offers fantastic scope for extension at the rear plus full loft conversion, subject to the necessary planning permission.





Kings Road, Sherborne, DT9

Approximate Area = 1507 sq ft / 140 sq m
 Outbuilding = 57 sq ft / 5.2 sq m
 Total = 1564 sq ft / 145.2 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). © rnichecom 2026. Provided for Rolfe East Sherborne Ltd. REF: 1459462



Directions

Viewings

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

Council Tax Band

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	