

# Rolfe East



## Daisyfield, Rimpton, BA22 8AG

Guide Price £315,000

- SPACIOUS THREE BEDROOM SEMI-DETACHED HOUSE.
- LOVELY COUNTRYSIDE VIEWS AT THE REAR.
- TOP VILLAGE CENTRE POSITION WITH WALKS FROM THE FRONT DOOR.
- SHORT DRIVE TO SHERBORNE TOWN AND RAILWAY STATION TO LONDON.
- HUGE 117' REAR GARDEN BACKING ON TO COUNTRYSIDE.
- NEW UPVC DOUBLE GLAZING AND RECENTLY FITTED KITCHEN.
- DRIVEWAY PARKING FOR THREE CARS.
- LEVEL PLOT AND GARDENS EXTEND TO 0.13 ACRES APPROXIMATELY.
- NEW LOG BURNING STOVE AND AIR SOURCED HEAT PUMP CENTRAL HEATING SYSTEM.
- SHORT DRIVE TO EXCELLENT VILLAGE PUBS.

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# 12 Daisyfield, Rimpton BA22 8AG

A spacious, semi-detached, three bedroom house situated in a superb village centre position enjoying lovely countryside views at the rear, within a short driving distance of the town centre of Sherborne. This property is in great condition offering deceptively spacious, light accommodation. The property is enhanced by radiator heating powered by an air sourced heat pump and recently replaced uPVC double glazing. The house has been finished with lovely engineered oak floors. It boasts large front and rear, private gardens and a level plot extending to 0.13 acres approximately with the rear garden measuring 117' in length and backing on to fields. There is ample, private, gated driveway parking for three cars or more and a glorious rural backdrop. The house boasts spacious living accommodation enjoying great levels of natural light with the front enjoying a sunny southerly aspect, comprising entrance reception hall, sitting room with dining area, recently fitted new kitchen and utility room. On the first floor is a landing area, three bedrooms and a first floor recently replaced family shower room (formerly a bathroom). There are lovely rural views at the rear from the first floor. The property boasts excellent village and countryside walks from the front door - ideal as you do not need to put the dogs or the children in the car! The house is a very short drive to excellent nearby village pubs and the centre of Sherborne town with its coveted boutique high street and bustling out and about culture, markets, cafes, Waitrose store, restaurants, world famous private schools, breath-taking abbey building and 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.



Council Tax Band: A



Replacement front door and storm porch leads to entrance hall.

#### ENTRANCE RECEPTION HALL - 13'3 x 6'

A generous greeting area providing a heart to the home, radiator, uPVC double glazed window to the rear overlooking the rear garden with views to fields beyond, staircase rises to the first floor, door to under stairs cupboard space, engineered oak flooring. Doors lead off the entrance hall to the main rooms.

#### SITTING ROOM - 15'6 x 10'8 (Full through measurement including dining room of 25'3)

uPVC double glazed window to the front overlooking the front garden, a recently replaced Portway Arundel cast iron log burning stove, stainless steel lined flu, engineered oak floor, radiator, fitted fireside recess shelving and cupboard space, TV point, telephone point, entrance leads to dining room.

#### DINING ROOM - 10'8 x 9'7

uPVC double glazed window to the front, radiator, engineered oak flooring.

#### KITCHEN - 12' x 6'7

A range of recently fitted contemporary kitchen units comprising laminated work surface and surrounds, stainless steel sink bowl and drainer unit, mixer tap over, a range of drawers and cupboards under, space for electric oven, glass splashback, stainless steel wall mounted cooker hood above, timber effect flooring, radiator, space for fridge, a range of matching wall mounted cupboards, uPVC double glazed window overlooks the rear garden, inset ceiling lighting, glazed door leads from the kitchen to the utility room.

#### UTILITY ROOM - 10'10 x 8'9 maximum

Double glazed window to the side, double glazed door to the side, radiator, space and plumbing for washing machine, space for chest freezer, pressurised hot water cylinder.

Staircase rises from the entrance hall to the first floor landing. Radiator, ceiling hatch and loft ladder to insulated loft storage space, uPVC double glazed window to the rear overlooking the rear garden enjoying extensive countryside views. Panel doors lead off the first-floor landing to the bedrooms.

#### BEDROOM ONE - 12'3 x 10'8

A generous double bedroom with uPVC double glazed window to the front, fitted wardrobe cupboard space, radiator,

#### BEDROOM TWO - 10'8 x 11'10

A second double bedroom, uPVC double glazed window to the front, radiator, fitted wardrobe cupboard space.

#### BEDROOM THREE - 10'8 x 6'8

uPVC double glazed window overlooking the rear garden enjoying extensive countryside views, radiator, fitted wardrobe cupboard space.

#### FIRST FLOOR FAMILY SHOWER ROOM

A recently replaced, fitted white suite comprising low-level WC, pedestal wash basin, tiled splash back, glazed shower cubicle with wall mounted mains shower, shower rail, radiator, uPVC double glazed window to the rear, extractor fan, timber effect flooring.

#### OUTSIDE

At the front of the property is a portion of garden giving a depth of 45' from the road. The front garden is laid to lawn and enjoys a variety of mature flower beds and shrubs. It is enclosed by timber



panel fencing and mature hedging. Timber five bar gate gives access from the road to an enclosed driveway parking area providing off road parking for 2-3 cars. This area leads to the side of the property and eventually to the rear of the property.

#### REAR GARDEN - 117' L x 45' W

This huge rear garden enjoys a stunning backdrop onto open fields and countryside. It is laid mainly to lawn and is enclosed by mature hedges and timber fencing. There are a variety of mature trees and some fruit trees. There is a seating area at the bottom of the garden taking in glorious countryside views. Air sourced heat pump unit. Door leads to attached garden store.

#### GARDEN STORE - 9' x 5'5

Light and power connected.

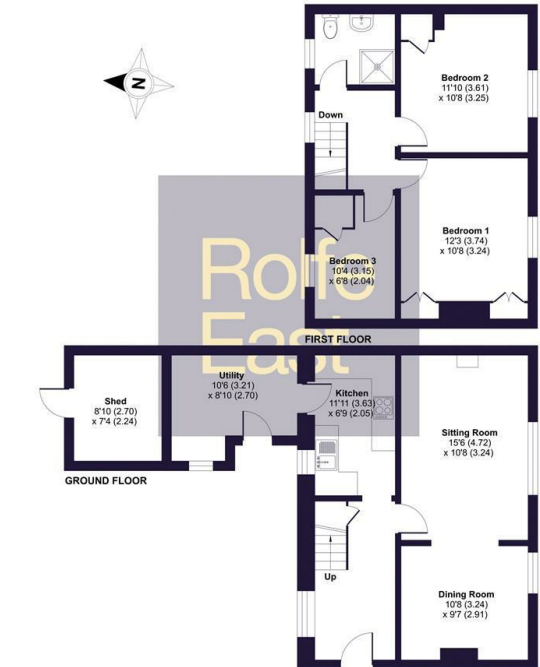






Daisyfield, Rimpton, Yeovil, BA22

Approximate Area = 1002 sq ft / 93 sq m  
Outbuilding = 65 sq ft / 6 sq m  
Total = 1067 sq ft / 99 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). ©richrecom 2025. Produced for Rolfe East Sherborne Ltd. REF: 1354291

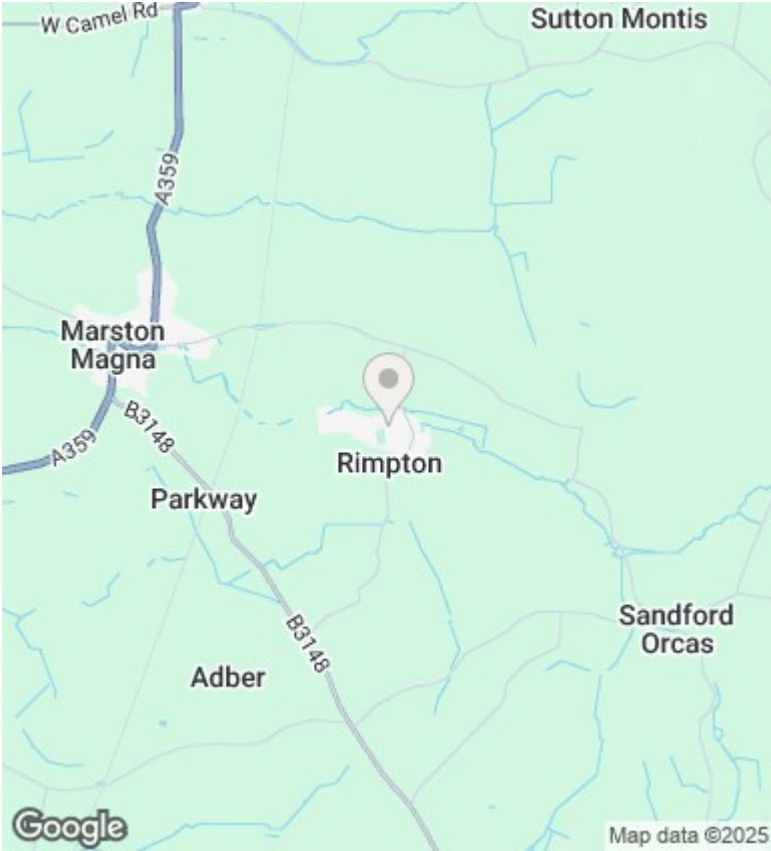
Directions

Viewings

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

Council Tax Band

A



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