Rolfe East







Abbeymead Court, Sherborne, DT9 3AU

Guide Price £575,000

- HANDSOME EXCLUSIVE NATURAL STONE PERIOD-STYLE HOME (1243 square feet).
- SINGLE CARPORT PLUS LARGE VISITORS PARKING AREA.
- FLEXIBLE ACCOMMODATION WITH THREE RECEPTION ROOMS AND THREE BEDROOMS.
- NO FURTHER CHAIN.
- TOP 'TUCKED AWAY' LOCATION NEAR SHERBORNE ABBEY.
- PRIVATE LEVEL WALLED REAR GARDEN PLUS SEPERATE SUNNY SOUTH-FACING TERRACE.
- EXCELLENT LEVELS OF NATURAL LIGHT FROM DUAL AND TRIPLE ASPECTS.
- FOR THOSE WHO ARE 55 YEARS OR MORE.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND PERIOD STYLE DOUBLE GLAZING.
- SHORT LEVEL WALK TO SHERBORNE CENTRE, ABBEY AND RAILWAY STATION TO LONDON.

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6 Abbeymead Court, Sherborne DT9 3AU

NO FURTHER CHAIN. ‘6 Abbeymead Court’ is a very pretty, natural stone, period-style, modern, end of terrace house (1243 square feet) for people over the age of 55 years. It is situated in a very popular, prestigious address very near the centre of the historic Abbey town of Sherborne and the mainline railway station to London Waterloo. The property boasts a generous, level rear garden enjoying an easterly aspect enclosed by attractive natural stone walls and a south-facing terrace. There is also a further communal garden for residents. The property comes with a single carport and a parking area for visitors. There is also an onsite manager and office. It is heated by a mains gas fired radiator central heating system and also benefits from bespoke, period-style timber double glazing. The well laid out accommodation is flexible and designed for mobility purposes and the potential of ground floor living. It is deceptively spacious and enjoys excellent levels of natural light from dual and triple aspects and a sunny south westerly aspect at the front. It comprises entrance hall, sitting room, dining room, sun room, kitchen and ground floor shower room / WC. There is a landing on the first floor, master double bedroom with Jack-and-Jill shower room / family shower room plus two further good-sized bedrooms. There are superb countryside and town centre walks from nearby the front door – ideal as you do not need to put the dogs or the grandchildren in the car! This house is set in a highly sought-after residential address near the centre Sherborne. It is a very short, level walk to Sherborne town centre 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.

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Council Tax Band: F





Sherborne 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 properties in Abbeymead Court come with a yearly service charge. It is £5200 for 2026. This charge covers buildings insurance, onsite manager, communal utilities, communal facilities including communal garden, six window cleans a year, general repairs and maintenance, grounds maintenance and management services.

Paved pathway to front door, storm porch with outside light. Double glazed front door leads to

ENTRANCE RECEPTION HALL: 6’4 maximum x 6’4 maximum. A useful greeting area, moulded skirting boards and architraves, coved ceiling, inset ceiling lighting, radiator. Panel door leads to hall cupboard, staircase rises to the first floor. Panel door leads off the entrance hall to the

SITTING ROOM: 16’3 maximum x 14’4 maximum. A well-proportioned main reception room enjoying a light dual aspect with double glazed window to the front boasting a sunny south westerly aspect and views across playing field, double glazed double French doors to the side to private patio garden, moulded skirting boards and architraves, period style ceiling coving, two radiators, TV point, telephone point. Panel door leads to understairs cupboard space. Glazed double doors lead from the sitting room to the dining room. When open providing a full through-measurement of 28’8 maximum.

DINING ROOM: 14’2 maximum x 11’2 maximum. A generous second reception room, double glazed double French doors lead to the rear garden, two double glazed windows to the rear, radiator, moulded skirting boards and architraves. Large entrance from the dining room gives access to snug/office providing a full through-measurement of 19’9 maximum.

SUN ROOM: 11’ maximum x 8’1 maximum. Excellent ceiling heights, a light triple aspect with double glazed window to the front, double glazed Velux ceiling window to the side, double glazed double French doors open onto the rear garden, moulded skirting boards and architraves, radiator, TV point, telephone point.

Entrance from the dining room leads through to the

KITCHEN: 8’8 maximum x 7’9 maximum. A range of oak panelled kitchen units comprising solid granite worksurface, inset one and a half bowl sink with mixer tap over, inset Bosch stainless steel gas hob, decorative tiled surrounds, a range of drawers and cupboards under, integrated Bosch washer dryer, electric plinth heater, integrated Bosch fridge / freezer, built in Bosch stainless steel double oven and grill, fitted Bosch microwave above, a range of matching wall mounted cupboards, wall mounted stainless steel extractor fan, under unit lighting, ceramic floor tiles, inset ceiling lighting, ceiling coving, double glazed window to the rear overlooks the rear garden.

Panel door from the dining room leads to

GROUND FLOOR WET ROOM / WC: 8’6 maximum x 4’10 maximum. A modern white suite comprising low level WC, sink bowl in worksurface with cupboards under, wall mounted cabinet, ceramic floor tiles, tiling to splash prone areas, heated towel rail, shower area with wall mounted mains shower, extractor fan, shaver point, inset ceiling lighting.

Staircase rises from the entrance reception hall to the

FIRST FLOOR LANDING: A generous landing area, moulded skirting boards and architraves, radiator, inset ceiling lighting. Double doors lead to large landing wardrobe space. Further panel door leads to cupboard housing gas fired boiler. Double panel doors lead to airing cupboard housing sealed pressurised hot water cylinder and immersion heater, fitted shelving, ceiling hatch and fitted ladder to part boarded loft storage space with electric light connected. Panel doors lead off the landing to the first floor rooms.

MASTER BEDROOM: 12’2 maximum x 11’2 maximum. A generous double bedroom boasting a light dual aspect, double glazed window to the front enjoys a sunny south westerly aspect and views across playing field, double glazed window to the side, moulded skirting boards and architraves, period style ceiling coving, radiator, TV point, telephone point. Panel doors lead to fitted double wardrobe cupboards. Panel door leads to

EN-SUITE SHOWER ROOM: 8’4 maximum x 6’2 maximum. Please note: This en-suite shower room is also a Jack-and-Jill shower room to the first floor landing. A modern white suite comprising fitted low level WC, ceramic wash basin in worksurface with cupboards under, walk-in double sized glazed shower cubicle with wall mounted mains shower over, tiling to splash prone areas, ceramic floor tiles, heated towel rail, shaver point, double glazed window to the front, extractor fan, mirrored bathroom cabinet, inset ceiling lighting.

BEDROOM TWO: 11’4 maximum x 11’1 maximum. A second generous double bedroom, double glazed window overlooks the rear garden. Panel doors lead to fitted double wardrobe cupboard space.

BEDROOM THREE: 7’1 maximum x 8’2 maximum. A third bedroom, double glazed window to the rear overlooks the rear garden, radiator, moulded skirting boards and architraves.

OUTSIDE:
At the front of the property a brick paved pathway leads to timber storm porch with outside light.

UNDERCOVER SINGLE CARPORT: At the side of the property providing parking for 1 car. Car port measures 16’4 in length x 8’2 in width.
There is a private carpark nearby for visitors.

The MAIN GARDEN is situated at the rear of the property. It boasts an easterly aspect and is enclosed by attractive natural stone walls. The rear garden measures 30’ maximum in width x 24’ maximum in depth. It is level and laid to paving for low maintenance purposes. There are a variety of well stocked flowerbeds and borders, large undercover rear storm porch, outside lighting, outside tap, paved patio seating area. Wrought iron gate gives access to the side of the property and the carport area. Detached timber garden shed with attached store, rainwater harvesting butt. There is also a PRIVATE PATIO GARDEN at the side of the property enjoying a sunny southerly aspect. The patio garden measures 14’ maximum x 8’ maximum. It is laid to paving and enclosed by wrought iron railing and miniature walls, outside light.























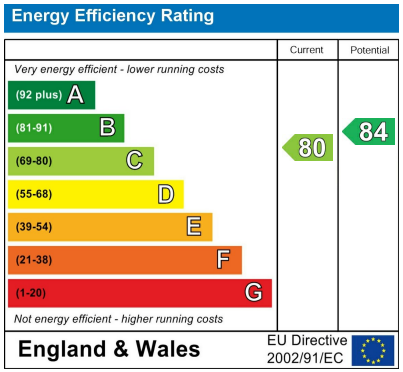
Directions

Viewings

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

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