

Rolfe East



Barton Gardens, Sherborne, DT9 4BE

Guide Price £399,950

- SIMPLY STUNNING EXTENDED 3/4 BEDROOM END OF TERRACE HOUSE.
- PRIVATE DRIVEWAY PARKING 3-4 CARS.
- POPULAR RESIDENTIAL ADDRESS ON THE WESTERN SIDE OF SHERBORNE TOWN.
- MUST BE VIEWED INTERNALLY!
- 'WOW-FACTOR' OPEN PLAN KITCHEN / FAMILY ROOM OPENING ON TO THE GARDEN.
- IMMACULATE CONDITION AND BEAUTIFULLY PRESENTED.
- SHORT WALK TO NEARBY COUNTRYSIDE.
- LARGE LEVEL REAR GARDEN - BEAUTIFULLY LANDSCAPED.
- UPVC DOUBLE GLAZING AND MAINS GAS FIRED RADIATOR CENTRAL HEATING.
- SHORT WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.

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25 Barton Gardens, Sherborne DT9 4BE

25 Barton Gardens is a simply stunning, extended (1661 square feet), mature end-of-terrace house finished to the highest of standards, situated in a very popular residential address on the edge of Sherborne town. The property occupies a generous plot and boasts a lovely, large landscaped rear garden with large timber cabin. The house has private driveway parking providing off road parking for three to four cars at the front. It is only a very short walk to the historic town centre of Sherborne and the mainline railway station to London Waterloo. However, there are countryside walks not far from the front door. The house is in excellent decorative order throughout, boasting breath-taking contemporary open-plan living space and flexible accommodation. It benefits from mains gas fired radiator central heating and uPVC double glazing. The well laid out accommodation is deceptively spacious and boasts good levels of natural light due to a sunny southerly aspect at the front. It comprises entrance hall and inner hall area, sitting room, dining room / ground floor double bedroom four, 'wow-factor' open plan kitchen breakfast room with double glazed bi-folding doors opening on to the rear garden, utility room, ground floor WC / Cloakroom with further utility area and ground floor shower room. On the first floor, there is a landing area, three generous double bedrooms and a family bathroom. The picturesque abbey town centre of Sherborne is only a short walk away with a 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: C



This beautiful property is perfect for those aspiring family buyers looking to settle in their ultimate Sherborne home, cash buyers from the South East and London possible linked with the excellent local private schools and indulging in the 'race for space', the pied-a-terre market, rental / holiday rental market and much more. THIS SUPERB HOME MUST BE VIEWED INTERNALLY TO BE FULLY APPRECIATED.

Double glazed and panelled front door leads to entrance hall with LVT timber effect flooring, door leads to ground floor shower room/ wet room with wall mounted electric shower, floor drain, tiled floor and walls, extractor fan, uPVC double glazed window to the side.

Door from the entrance hall leads to the inner hall: 11'3 maximum x 5'1 maximum.

A useful greeting area providing a heart to the home, oak effect flooring, radiator, telephone point. Staircase rises to the first-floor, doors lead off the inner hall to the main ground floor rooms.

Sitting room: 15' maximum x 11' maximum.

A beautifully presented main reception room, uPVC double glazed window to the front enjoying a sunny southerly aspect, timber effect flooring, radiator, open fireplace with period tiled surrounds and granite hearth, TV ariel attachment.

Open-plan kitchen/family room: 22'8 maximum x 25'5 maximum.

A simply huge open plan kitchen/ family room area with double glazed bi-folding doors opening onto the main rear garden. This superb contemporary living space is split into three primary areas.

Kitchen area: A range of white contemporary kitchen units comprising laminated worksurface, decorative tiled surrounds, inset stainless steel one and a half sink bowl and drainer unit, mixer tap over, inset electric induction hob. A range of drawers and cupboards under. Built in eye level electric oven, a range of matching wall mounted cupboards, integrated fridge and freezer, wall mounted cooker hood extractor fan, wall mounted mains gas fired Worcester Bosch boiler. Breakfast bar, LVT timber effect flooring, uPVC

double glazed window to the rear overlooking the main rear garden, inset ceiling lighting, radiator.

Lounge area: Double glazed bi-folding doors open onto the main rear garden, timber effect flooring, radiator, three double glazed skylight windows.

Dining area: Timber effect flooring, two radiators. Door leads off the open plan kitchen/family room to further rooms.

Utility room: 4'7 maximum x 3'3 maximum.

Laminated work surface, tiled surrounds, inset stainless sink bowl and drainer unit, mixer tap over, cupboards under, timber effect flooring, extractor fan.

Ground floor W.C / Further utility area: 7'11 maximum x 5'7 maximum.

Fitted low level W.C, wall mounted wash basin, splashback, space and plumbing for washing machine and tumble dryer, radiator, timber effect flooring.

Dining room / bedroom four: 9'11 maximum x 11'6 maximum.

A useful room with flexible use providing potential ground floor double bedroom. uPVC double glazed window to the front enjoying a sunny southerly aspect, radiator, timber effect flooring.

Staircase rises from the inner hall to the first-floor landing, uPVC double glazed window to the rear overlooks the rear garden, ceiling hatch to loft storage space. Pine panel door leads off the landing to the first-floor rooms.

Bedroom One: 15'1 maximum x 11'5 maximum.

A generous double bedroom, uPVC double glazed window to the front enjoying a sunny southerly aspect, radiator, tv aerial attachment. Door to fitted wardrobe.

Bedroom Two: 9'10 maximum x 11'6 maximum.

A second generous double bedroom, uPVC double glazed window to the front enjoying a sunny southerly aspect, radiator.

Bedroom Three: 11'4 maximum x 7'8 maximum.

uPVC double glazed window overlooks the rear garden, radiator.

Family Bathroom: 6'4 maximum x 8' maximum.

A modern white suite comprising low level W.C, pedestal washbasin over cupboard, panel bath with shower screen, wall mounted electric shower over, wall mounted heated towel rail, tiled walls, extractor fan, uPVC double glazed window to the side.

Outside

At the front of the property is a private driveway laid to Cotswold stone, providing off road parking for 3-4 cars. Pathway leads to front door with outside security lighting, timber side gate gives access to the side of the property and the rear garden. Side area ideal for storing recycling containers and wheelie bins.

Main rear garden measures approximately 60' in length x 32' in width.

This beautifully presented landscaped rear garden laid mainly to lawn and boasts an extensive raised paved patio area. Outside lighting, outside tap, outside power point, a variety of well stocked flowerbeds and borders, timber garden shed.

Detached timber cabin: 15'8 in depth maximum x 15'6 in width. Light and power connected, double glazing to the front, double glazed double timber doors.



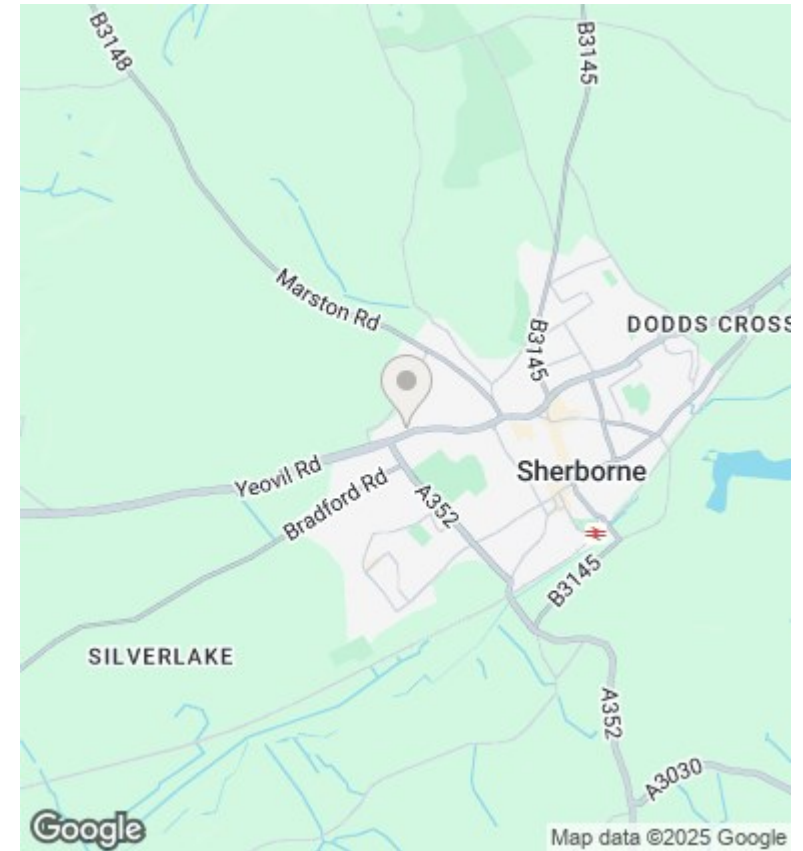


Barton Gardens, Sherborne, DT9



Approx. Gross Internal Floor Area 1661 sq. ft / 154.43 sq. m (Including Outbuilding)

© Rolfe East Sherborne 2024. This plan is for layout guidance only. Floorplan not drawn to scale unless otherwise stated. Door and Window openings are approximate. Whilst every care is taken in 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.
Produced by Elements Property



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		
(81-91) B		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	