

Rolfe East



Cannon Court Mews, Milborne Port, DT9 5RD

Asking Price £275,000

- PRETTY NATURAL STONE LINK-DETACHED HOUSE (1173 square feet).
- EXCELLENT 'TUCKED AWAY' ADDRESS IN SHADOW OF PRETTY PARISH CHURCH.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- VACANT - NO FURTHER CHAIN.
- SINGLE GARAGE AND DRIVEWAY.
- NO-THROUGH CUL-DE-SAC LOCATION.
- SHORT WALK TO EXCELLENT VILLAGE CENTRE AMENITIES, PUBS, RESTAURANT, SHOP ETC.
- LOW MAINTENANCE SOUTH-FACING PRIVATE REAR GARDEN.
- LOVELY SOUTH-FACING VIEWS AT THE REAR.
- SHORT DRIVE TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.

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6 Cannon Court Mews, Milborne Port DT9 5RD

TRY AN OFFER! VACANT - NO FURTHER CHAIN. '6 Cannon Court Mews' is a deceptively spacious (1173 square feet), natural stone, link-detached house situated in a choice 'tucked away', popular residential address a short walk from the village centre and amenities. The property boasts a private rear garden arranged for low maintenance purposes and boasting a private, sunny south-facing aspect. The house comes with a detached single garage and driveway parking for one car. There is free, unrestricted parking on the street at the side of the house. The property is enhanced by uPVC double glazing and a mains gas fired radiator central heating system. The well laid out, flexible accommodation boasts good levels of natural light from a sunny southerly aspect. It comprises entrance reception hall, sitting room / dining room, kitchen / breakfast room and ground floor WC / Cloakroom. On the first floor, there is a landing area, three generous double bedrooms enjoying nice views of the village plus a family shower room (formerly incorporating a bath). There are countryside walks not far from the front door of the property - ideal as you do not need to put the children or the dogs in the car! This house is set in a highly sought-after residential address near the centre of Milborne Port in the shadow of the pretty parish church. It is a very short walk to the village centre, church, public house, primary school and village shops. Milborne Port boasts The Clockspire - a superb new restaurant, a brand new Co-op mini supermarket and a very good doctors surgery. It is a short drive to the picturesque Abbey town centre of Sherborne 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.



Council Tax Band: D



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.

Paved pathway leads to storm porch. uPVC double glazed front door leads to

ENTRANCE RECEPTION HALL: 10'4 maximum x 7'9 maximum. A useful greeting area providing a heart to the home, radiator, uPVC double glazed window to the front. Staircase rises to the first floor, door leads to understairs storage cupboard space, telephone point. Doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM / DINING ROOM: 21'3 maximum x 12'2 maximum. A generous main reception room with two radiators, TV point, uPVC double glazed double French doors with secondary glazing open on to the rear garden. uPVC double glazed window to the rear enjoying a sunny south facing aspect.

KITCHEN BREAKFAST ROOM: 9'5 maximum x 9'4 maximum. A range of pine panelled kitchen units comprising laminated work surface, decorative tiled surrounds, inset composite one and a half sink bowl and drainer unit with mixer tap over, inset gas hob with electric oven under, a range of drawers and cupboards under, washing machine and dishwasher, under counter fridge, a range of matching wall mounted cupboards with under unit lighting, uPVC double glazed window to the front, space for table, freezer.

Door from the entrance hall leads to

CLOAKROOM / WC: 6'3 maximum x 3'6 maximum. Fitted low level WC, wash basin over cupboard, electric heater, extractor fan.

Staircase rises from the entrance reception hall to the first floor landing, uPVC double glazed stairwell window to the front, ceiling hatch and ladder to insulated loft storage space. Doors lead off the landing to the first floor rooms.

BEDROOM ONE: 13'7 maximum x 11'6 maximum. A generous double bedroom, uPVC double glazed window to the rear overlooks the village to countryside beyond enjoying a sunny southerly aspect, radiator, full height sliding mirrored doors lead to fitted wardrobe cupboard space.

BEDROOM TWO: 11'8 maximum x 10'5 maximum. A second generous double bedroom, uPVC double glazed window to the rear, pleasant views and a sunny southerly aspect, radiator.

BEDROOM THREE: 13'5 maximum x 9'4 maximum. A generous double bedroom, uPVC double glazed window to the front with views to the pleasant Parish Church, radiator, telephone point. Door leads to airing cupboard housing Lagged hot water cylinder, mains gas fired boiler, immersion heater and slated shelving.

FAMILY SHOWER ROOM (Formerly incorporating a bath): Low level WC, pedestal wash basin, shower cubicle.

OUTSIDE:

The property fronts on to a traffic free walkway. There is a portion of front garden laid to stone chippings enjoying a variety of mature plants and shrubs. Paved pathway leads to storm porch.

The **MAIN GARDEN** is situated at the rear of the property and boasts good privacy and a sunny south facing aspect. It measures 37'8 maximum x 25'7 maximum in width. The rear garden is arranged for low maintenance purposes laid mainly to paved patio

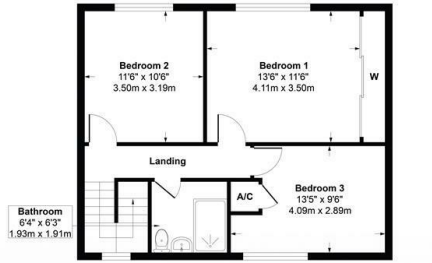
area, enjoying a sunny seating area, a variety of well stocked flowerbeds and borders, rainwater harvesting butt, timber garden storage shed. The rear garden is enclosed by brick walls and mature hedges.

A garden gate at the rear of the garden gives access to a driveway leading to GARAGE: 16'8 in depth x 9'7 in width. Light and power connected, metal up and over garage door, rafters storage above, uPVC double glazed window to the rear.

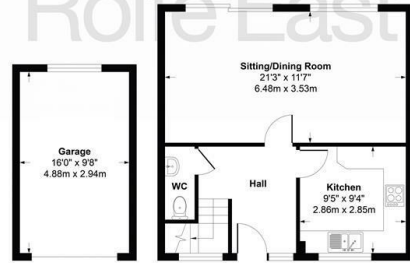




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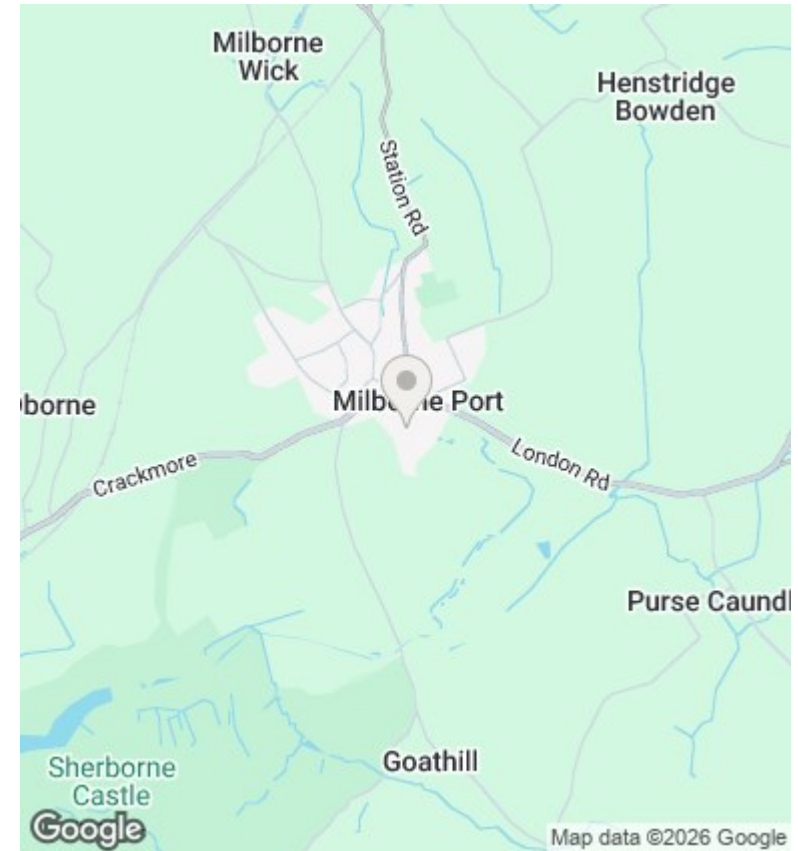
First Floor
Approximate Floor Area
566 sq.ft
(52.52 sq.m)



Garage
Approximate Floor Area
154 sq.ft
(14.34 sq.m)

Ground Floor
Approximate Floor Area
453 sq.ft
(42.12 sq.m)

Approximate Gross Internal Floor Area 1,173 sq. ft / 108.98 sq. m
© 2024 Rolfe East Sherborne. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. Whilst every care is taken in the 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.



Directions

Viewings

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

Council Tax Band

D

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	