

Rolfe East



Yeovil Road, Marston Magna, BA22 8BZ

Offers Over £450,000

- MATURE DOUBLE FRONTED DETACHED HOUSE IN EXCELLENT VILLAGE CENTRE ADDRESS.
- OIL-FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- SHORT WALK TO VILLAGE CENTRE AND SURROUNDING COUNTRYSIDE.
- NO FURTHER CHAIN.
- IMPRESSIVE LEVEL GARDENS EXTENDING TO JUST UNDER A THIRD OF AN ACRE.
- SCOPE FOR SIGNIFICANT EXTENSION AT SIDE AND REAR (subject to planning permission).
- SHORT DRIVE TO BOTH SHERBORNE AND YEOVIL TOWN CENTRES.
- DRIVEWAY PARKING FOR 5 CARS OR MORE LEADING TO ATTACHED DOUBLE GARAGE.
- GREAT FLOW OF NATURAL LIGHT FROM EAST-TO-WEST ASPECT AND LARGE WINDOWS.
- SHORT DRIVE TO MAINLINE RAILWAY STATION TO LONDON WATERLOO.

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Curracloe Yeovil Road, Marston Magna BA22 8BZ

NO FURTHER CHAIN. 'Curracloe' is a simply lovely, modern, detached house situated in a huge level plot and stunning gardens extending to nearly a third of an acre (0.29 acres approximately). The property comes with an attached double garage and private driveway parking for five cars or more. The house has a very large front garden and mature hedges giving a good depth from the road. The house offers tremendous potential for significant extension, subject to the necessary planning permission. The main house is heated by an oil-fired radiator central heating system and also benefits from uPVC double glazing. The well-arranged accommodation boasts excellent levels of natural light from large windows, dual and triple aspects and a sunny east-to-west aspect. It comprises entrance reception hall, sitting room with open fireplace, dining room, kitchen and ground floor cloakroom / WC. On the first floor, there is a landing area, four generous double bedrooms and a family shower room (formerly incorporating a bath). Countryside is only a short walk away – ideal as you do not need to put the children or the dogs in the car! The town centres of Sherborne and Yeovil are short drives away. 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 drive to the mainline railway station making London Waterloo directly in just over two hours. Sherborne has 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 superb restaurant. NO FURTHER CHAIN.



Council Tax Band: E



Pathway leads to storm porch. uPVC double glazed front doors and side lights lead to

ENTRANCE RECEPTION HALL: 17'3 maximum x 7'6 maximum. A generous greeting area providing a heart to the home, staircase rises to the first floor, radiator, telephone point. Double doors lead to hall cloaks cupboard space. Doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM: 18'10 maximum x 13' maximum. A well-proportioned main reception room enjoying a light triple aspect with large feature uPVC double glazed windows to the front, side and rear (west, south and east aspects), open fireplace, tiled hearth, two radiators, TV point.

DINING ROOM: 9'9 maximum x 11'4 maximum. Large feature uPVC double glazed window to the rear overlooking the rear garden, radiator. Doors from the dining room and the entrance hall lead to the

KITCHEN / BREAKFAST ROOM: 13'2 maximum x 13'8 maximum. A range of oak panelled kitchen units comprising laminated worksurface, inset sink with one and a half sink bowl and drainer unit with mixer tap over, space and point for electric oven, a range of drawers and cupboards under, space and plumbing for washing machine and dishwasher, a range of matching wall mounted cupboards, recess provides space for upright fridge freezer, floor standing oil fired central heating boiler, radiator, uPVC double glazed window to the rear overlooks the rear garden boasting a easterly aspect, radiator, uPVC double glazed door to the rear.

Door from the entrance hall leads to

CLOAKROOM / WC: 6'10 maximum x 3'7 maximum. Low level WC.

Staircase rises from the entrance reception hall to the first floor landing. A generous **LANDING AREA** measuring 19'3 maximum x 10'3 maximum. Large feature uPVC double glazed window to the rear overlooks the rear garden, radiator. Door leads to airing cupboard housing lagged hot water cylinder and immersion heated, slatted shelving. Doors lead off the landing to the first floor rooms.

BEDROOM ONE: 15'1 maximum x 9'11 maximum. A double bedroom, uPVC double glazed window to the front, radiator. Two sets of sliding doors lead to two wardrobe cupboards.

BEDROOM TWO: 9'11 maximum x 12' maximum. A second double bedroom, large uPVC double glazed window to the front, radiator, sliding doors lead to fitted wardrobe cupboard space.

BEDROOM THREE: 8'7 maximum x 10' maximum. A third double bedroom, double glazed window to the front, door leads to fitted wardrobe cupboard space, radiator.

BEDROOM FOUR: 9'4 maximum x 8'8 maximum. A generous fourth bedroom, uPVC double glazed window to the rear overlooks the rear garden, sliding door lead to fitted wardrobe cupboard space.

FAMILY BATHROOM: 7'11 maximum x 5'11 maximum. A white suite comprising low level WC, pedestal wash basin, walk-in double sized shower cubicle with electric shower over, glazed shower screen, uPVC double glazed window to the side, radiator, shaver light and point.

OUTSIDE:

This substantial property stands in a generous level plot and fantastic gardens extending to just under 1/3 of an acre (0.29 acres approximately). Security lighting. A dropped curb gives vehicular access to a private driveway providing off road parking for five cars or more leading to an

ATTACHED DOUBLE GARAGE: 17'1 in width x 16'7 in depth. Two up and over garage doors, light and power connected, window to the side, tap, sliding door to the rear.

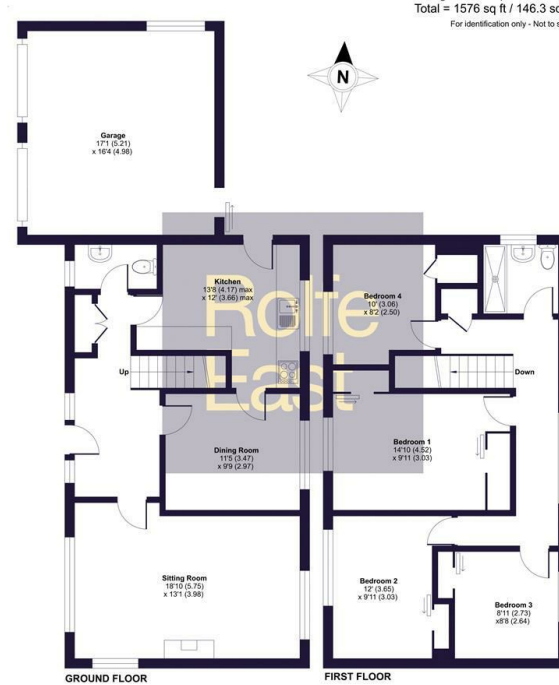
Front pathway leads to storm porch with outside light. There is a substantial front garden laid to lawn giving a fantastic depth from the road and offering scope for further, extended driveway parking, subject to the necessary planning permission. A variety of mature trees, shaped flowerbeds and well stocked borders. The front lawned garden gives access to a lawned side garden, outside security lighting. Side garden continues to the main rear garden enclosed by timber fencing and mature hedges. Paved patio seating area, timber composter, a variety of mature trees and shrubs, shaped flowerbeds and borders well stocked with plants and flowers, undercover rear lobby area providing a drying area, outside light, oil tank, space to store recycling containers and wheelie bins. There is access on both sides of the house to the main rear garden.



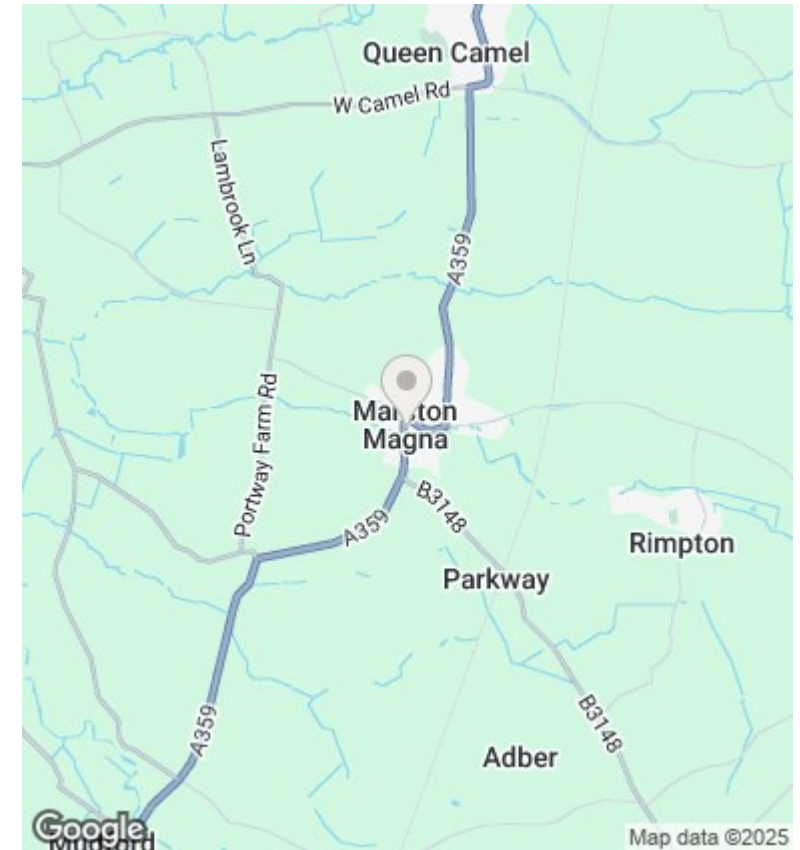


Curracløe, Marston Magna, Yeovil, BA22

Approximate Area = 1308 sq ft / 121.5 sq m
Garage = 268 sq ft / 24.8 sq m
Total = 1576 sq ft / 146.3 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). © rchecorn 2025. Produced for Rolfe East Shorthorne Ltd. REF: 1207584



Directions

Viewings

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

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	