Rolfe East







Mulberry Gardens, Sherborne, DT9 4BY

Asking Price £273,500

- PRECEDENT-SETTING THREE BEDROOM HOUSE IN FANTASTIC ORDER THROUGHOUT!
- ENCLOSED PRIVATE REAR GARDEN.
- CAST IRON LOG BURNING STOVE.
- SHORT WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.
- THREE GENEROUS DOUBLE BEDROOMS. 1043 SQUARE FEET IN TOTAL.
- BACKING ONTO FIELDS, HILLS AND COUNTRYSIDE.
- BEAUTIFULLY RENOVATED TO A VERY HIGH STANDARD THROUGHOUT.
- DRIVEWAY PARKING FOR TWO CARS.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- NON-STANDARD CONSTRUCTION CONCRETE PANEL HOUSE - CHECK MORTGAGE OPTIONS

80 Cheap Street, Sherborne, Dorset, DT9 3BJ
01935 814 929

sherborne@rolfe-east.com
https://www.rolfe-east.com/

4 Mulberry Gardens, Sherborne DT9 4BY

‘4 Mulberry Gardens’ is a precedent-setting, beautifully renovated, mature, end-of-terrace concrete panel house (1043 square feet) situated in one of Sherborne’s most popular residential addresses – Coombe. Stunning countryside walks are walking distance from the front door as well as being withing walking distance of Sherborne town centre and the mainline railway station to London Waterloo. This tastefully presented home boasts a generous rear garden backing on to fields and countryside plus an undercover patio and barbeque seating area. There is a private driveway at the front providing off road parking for two cars. The house benefits from excellent levels of natural light from a sunny southerly aspect at the front. The house has been extensively improved and sympathetically renovated by the current owners with contemporary kitchen units, modern bathroom and plantation shutters. It benefits from replacement uPVC double glazing and a mains gas-fired radiator central heating system (new boiler fitted in 2025) plus a cast iron log burning stove. The accommodation is well arranged offering attractive traditional rooms eclectically blended with modern open-plan living. It is arranged over two floors and comprises entrance porch, entrance hall area, sitting room, inner hall, open-plan kitchen / dining room, utility room, ground floor WC / cloakroom. On the first floor there is a landing area, three double bedrooms and family shower room. It is a short walk to the sought-after, historic town centre of Sherborne with its superb boutique high street with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. Sherborne has also won the award for the best place to live in the South West by The Times 2024. PLEASE NOTE: This is a concrete panel house and is deemed as 'non-standard construction'. Please check with your mortgage lender or advisor to see if they will lend on this property.

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Council Tax Band: B





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Sherborne town centre also benefits from ‘The Sherborne’ – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House. It is also a short walk to the mainline railway station, making London Waterloo in just over two hours without changing your seat.

Front pathway to storm porch with outside lighting. Double glazed front door leads to

SITTING ROOM: 18’6 maximum x 14’5 maximum. A generous main reception room that is beautifully presented, uPVC double glazed window to the front enjoying a sunny south easterly aspect, fitted plantation shutters, brick fireplace surrounds with oak beam, cast iron log burning stove, slate hearth, painted panelling, moulded skirting boards and architraves, radiator, TV point. Oak glazed door leads from the sitting room through to the

INNER HALL: 6’4 maximum x 3’ maximum. Staircase rises to the first floor, timber effect flooring. Oak door from the inner hall leads to

CLOAKROOM / WC: 5’7 maximum x 2’10 maximum. Fitted low level WC, wash basin over storage cupboard, tiling to splash prone areas, tiled floor, motion sensor light, moulded dado rail.

Glazed oak door leads from the inner hall to the

OPEN PLAN KITCHEN DINING ROOM: 15’7 maximum x 8’9 maximum. A simply fantastic open plan kitchen dining room enjoying an extensive range of recently replaced contemporary kitchen units comprising stone worksurface, inset one and a half composite sink bowl and drainer unit, mixer tap over, inset stainless steel Smeg mains gas hob with glass splash back, a range of drawers and cupboards under, integrated dishwasher, integrated bins, inset stainless steel electric oven and grill, integrated fridge and freezer, breakfast bar, timber effect flooring, uPVC double glazed double French doors and side light open onto the rear garden, radiator. Entrance from the kitchen dining room leads to an inner hall area, uPVC double glazed window to the side, radiator, tiled floor, recess provides space for upright fridge freezer. Entrance leads to

UTILITY ROOM: 11’6 maximum x 5’10 maximum. Laminated worksurface, inset stainless steel sink bowl and drainer unit, mixer tap over, tiled surrounds, cupboard under, space and plumbing for washing machine, tiled floor, wall mounted cupboards, radiator, uPVC double glazed window to the side, motion sensor lighting.

Staircase rises from the inner hall to the first floor landing, ceiling hatch and ladder leads to boarded loft storage space with two Velux windows and light and power connected. Oak door to linen cupboard housing boiler (new boiler fitted in 2025), shelving. Oak doors lead off the landing to the first floor rooms.

BEDROOM ONE: 11’4 maximum x 12’4 maximum. A generous double bedroom, uPVC double glazed window to the front, fitted plantation shutters, radiator.

BEDROOM TWO: 12’5 maximum x 9’1 maximum. A second generous double bedroom, uPVC double glazed window to the rear enjoying countryside views, radiator, fitted wardrobe cupboard space, sliding door leads to further fitted wardrobe.

BEDROOM THREE: 11’3 maximum x 7’1 maximum. uPVC double glazed window to the front, fitted plantation shutters, radiator, oak door leads to fitted wardrobe.

FIRST FLOOR FAMILY SHOWER ROOM: 6’1 maximum x 5’10 maximum. A modern white suite comprising fitted low level WC, wash basin in

worksurface, walk-in double-sized shower cubicle with wall mounted mains shower over, tiled floor, uPVC double glazed window to the rear, heated towel rail, electric toothbrush double charging point.

OUTSIDE:

At the front of the property there is a private driveway providing off road parking for 2 cars. There is a portion of front garden laid to flowerbed enjoying a selection of mature plants and shrubs. Pathway leads to storm porch with outside lighting.
The main portion of the garden is situated at the rear of the property measuring approximately 36’ in depth x 23’ approximately in width. This fantastic rear garden is level and laid mainly to lawn and has been subject to much re-design. Undercover paved patio seating area with outside lighting, outside tap, side storage area, fitted concrete BBQ and outdoor grill, timber decked patio area ideal for hot tub with outside power point, a variety of well stocked flowerbeds and borders enjoying a selection of mature plants, trees and shrubs.

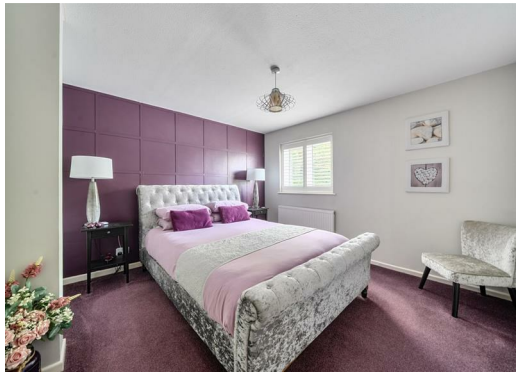
TIMBER GARDEN STORE: 12’4 x 5’11 maximum. Light and power connected, window to the side.

Timber gate at the rear of the garden gives access to shared pathway at the rear and further area of garden laid to vegetable patch or ornamental fishpond.






Follow
your Dreams
they know
the way







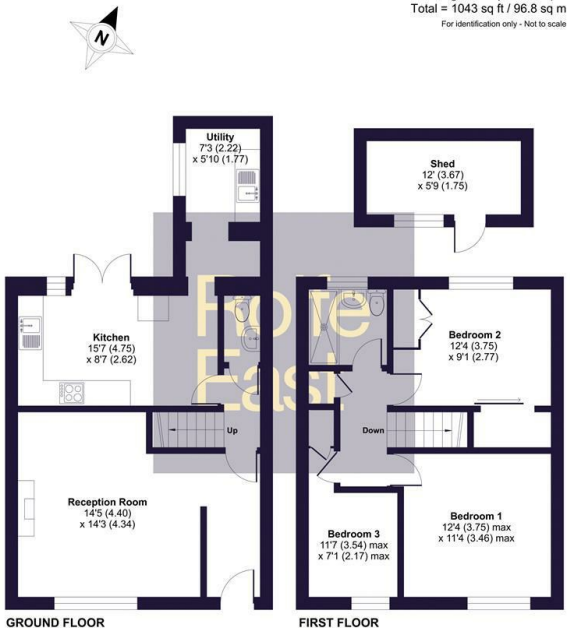






Mulberry Gardens, Sherborne, DT9

Approximate Area = 974 sq ft / 90.4 sq m
Outbuilding = 69 sq ft / 6.4 sq m
Total = 1043 sq ft / 96.8 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). ©nichecom 2026. Produced for Rolfe East Sherborne Ltd. REF: 1485533



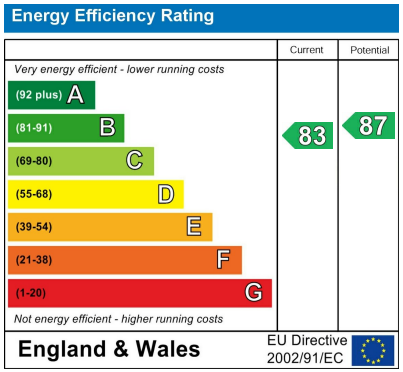
Directions

Viewings

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

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B



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