

# Rolfe East



London Road, Milborne Port, DT9 5DW

Guide Price £495,000

- PRETTY PERIOD CHARACTER DOUBLE-FRONTED DETACHED STONE COTTAGE.
- 4/5 BEDROOMS AND 2/3 RECEPTION ROOMS (1557 Square feet).
- RECENTLY REPLACED PERIOD STYLE uPVC DOUBLE GLAZING.
- VERY SHORT WALK TO EXCELLENT VILLAGE CENTRE AMENITIES.
- LARGE LEVEL PLOT AND GARDENS EXTENDING TO 0.14 ACRES.
- EXPOSED BEAMS, NATURAL STONE FIREPLACES AND WINDOW SEATS.
- STUDY ROOM / RECEPTION THREE / OCCASIONAL GROUND FLOOR BEDROOM.
- GATED PRIVATE DRIVEWAY PARKING FOR 5 CARS OR MORE PLUS SINGLE GARAGE.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND CAST IRON LOGBURNING STOVE.
- SCOPE FOR EXTENSION OR ADDITION OF DOUBLE GARAGE SUBJECT TO PLANNING.

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# Blossom Cottage, 52 London Road, Milborne Port DT9 5DW

'Blossom Cottage' is a very attractive, detached, double-fronted, period, natural stone cottage with a generous level plot and rear garden extending to 0.14 acres approximately. It is situated in a very popular residential address a very short walk to the pretty village centre and excellent amenities. There is a private, gated driveway providing off road parking for 5 cars or more, leading to a single garage. The accommodation enjoys good levels of natural light via a sunny southerly aspect at the front. It is enviably free from the restrictions of Grade II listing and offers superb scope for extension or reconfiguration of the existing accommodation or the addition of a double garage, subject to the necessary planning permission. The well laid out, flexible accommodation is heated by mains gas fired radiator central heating, a cast iron log burning stove and also benefits from period-style uPVC double glazing. The accommodation briefly comprises entrance hall, sitting room, dining room, kitchen / breakfast room, office / occasional ground floor bedroom 5, rear lobby and ground floor WC / cloakroom. On the first floor, there is a landing area, four generous bedrooms and a family bathroom. Character features include exposed beams, natural stone fireplaces and window seats. There are lovely countryside walks not far from the front door - ideal as you do not need to put the children or the dogs in the car! It is a very short, level 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 very short drive to the stunning, historic town centre of Sherborne 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, two Sherborne Castles and mainline railway station to London Waterloo.



Council Tax Band: D



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' – an exclusive, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House.

Timber front door leads to entrance hall area. Staircase rises to the first floor. Entrances lead off the hall to the main ground floor reception rooms.

**SITTING ROOM:** 18'7 maximum x 13'7 maximum. A beautifully presented main reception room enjoying a wealth of character features and a light dual aspect with uPVC double glazed window to the front, uPVC double glazed window to the rear overlooking the rear garden, fantastic feature natural stone fireplace surrounds and recess with cast iron log burning stove and attached log store, exposed timber floorboards, window seat, exposed beams, radiator.

**DINING ROOM:** 13'11 maximum x 12' maximum. Another impressive reception room with a wealth of character features, uPVC double glazed window to the front with pine window seat, impressive natural stone inglenook fireplace recess with paved hearth, radiator.

Entrances from both the sitting room and the dining room lead to an inner hall area. Pine latch door leads to under stairs storage cupboard space.

Pine latch door from the sitting room leads to

**OFFICE / GROUND FLOOR BEDROOM FIVE:** 14'1 maximum x 7'1 maximum. uPVC double glazed window to the side, glazed door to the rear, excellent ceiling heights, double glazed Velux ceiling window to the side, radiator.

Entrance from the inner hall leads to

**KITCHEN / BREAKFAST ROOM:** 15'10 maximum x 10' maximum. An extensive range of recently replaced Shaker-style kitchen units comprising

oak worksurfaces and surrounds, ceramic Belfast sink, mixer tap over, a range of cupboards under, integrated dishwasher, integrated wine cooler, integrated washing machine, integrated fridge and freezer, Rangemaster range-style electric double oven with five burner gas hob, glass splashback, a range of matching wall mounted cupboards and display cabinets with under unit lighting, breakfast bar, inset ceiling lighting, concealed cooker hood extractor fan, two period style uPVC double glazed windows to the rear overlook the rear garden, herringbone floor. Pine latch door leads to the

**REAR LOBBY / BOOT ROOM:** 5'8 maximum x 5'8 maximum. Hardwood glazed door leads to the rear, herringbone floor, area to hang coats. Pine latch door leads to

**CLOAKROOM / GROUND FLOOR WC:** 4'6 maximum x 2'11 maximum. Fitted low level WC, wash basin, tiled splash back, painted panelling, radiator, uPVC double glazed window to the rear, wall mounted gas fired combination boiler.

Staircase rises from the entrance hall to the first floor landing. A generous landing area, radiator, exposed beams, door leads to shelved linen cupboard. Pine latch cottage doors lead off the landing to the first floor rooms.

**BEDROOM ONE:** 13'8 maximum x 11'5 maximum. A generous main double bedroom, period style uPVC double glazed window to the front with fitted window seat, radiator, exposed beams.

**BEDROOM TWO:** 19'4 maximum x 8'10 maximum. A second generous double bedroom enjoying a light dual aspect with uPVC double glazed windows to the rear and side, radiator.

**BEDROOM THREE:** 9'5 maximum x 11'3 maximum. uPVC double glazed window to the front, window seat, radiator. Ceiling hatch and loft ladder leads to loft storage space, large boarded loft space with light and power connected.



**BEDROOM FOUR:** 9'2 maximum x 8'10 maximum. uPVC double glazed window to the front, window seat, radiator.

**FAMILY BATHROOM:** 8'7 maximum x 6'7 maximum. A modern white suite comprising pedestal wash basin surrounded by tiled worksurface, low level WC, panel p-shaped bath with glazed shower screen, wall mounted mains shower over, tiling to splash prone areas, exposed beams, extractor fan, radiator, uPVC double glazed window to the rear overlooks the rear garden.

#### **OUTSIDE:**

This substantial double fronted detached cottage stands in an impressive level plot and generous garden and driveway area extending to 0.14 acres approximately.

At the side of the cottage double timber gates give vehicular access to a private enclosed driveway providing off road parking for 5-6 cars with scope for more. Driveway leads to

**DETACHED GARAGE:** 18'3 maximum x 10'1 maximum.

**MAIN GARDEN:** The rear garden is a particularly nice selling feature for this lovely cottage. It is level and laid mainly to lawn, enclosed by natural stone walls and timber fencing. There are a variety of stone bordered flowerbeds, a variety of mature trees and fruit trees. Further natural stone outbuilding, timber pergola with mature Wisteria, inset fishpond, outside lighting, outside double power point, outside tap. Paved patio seating area offering a good degree of privacy.









## 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) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC