

Rolfe East



School Drive, Sherborne, DT9 3SB

Offers In Excess Of £699,950

- HANDSOME PERIOD-STYLE DETACHED THREE STOREY TOWN HOUSE (2027 square feet).
- TOP RESIDENTIAL ADDRESS IN FOSTERS FIELD.
- FIRST FLOOR LARGE SITTING ROOM WITH JULIET BALCONY.
- SHORT WALK TO SHERBORNE CENTRE AND NEARBY WAITROSE STORE.
- DOUBLE GARAGE AND FREE UNRESTRICTED STREET PARKING.
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- FRONTING ON TO TRAFFIC-FREE WALKWAY AND LOVELY VIEWS ACROSS PARK LAND.
- FOUR DOUBLE BEDROOMS IN TOTAL.
- SHORT WALK TO MAINLINE RAILWAY STATION TO LONDON WATERLOO.

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17 School Drive, Sherborne DT9 3SB

'17 School Drive' is a handsome, period-style, detached, double-fronted house (2027 square feet) occupying a level plot with a low maintenance rear, walled garden boasting a sunny easterly aspect. This superb home is situated in an enviable 'tucked away location' and fronts on to a traffic-free walkway, overlooking parkland and boasting lovely views. The property comes with a detached double garage and free, unrestricted street parking. The property was built in 2005 by the award-winning builders, CG Fry. The Fosters Field development has since become one of the most popular addresses in Sherborne. The house is heated by mains gas fired radiator central heating and also benefits from uPVC double glazing. The house enjoys excellent natural light with a sunny aspect at the front and side and many dual aspects. The house enjoys well-arranged, spacious accommodation over three floors, comprising entrance reception hall, open-plan kitchen / dining room, office / occasional bedroom five, utility room and cloakroom / WC. On the first floor, there is a landing area, large sitting room with Juliet balcony and lovely views and master double bedroom with en-suite shower room. On the second floor, there is another landing area, three further double bedrooms and a family bathroom. This lovely home offers scope for extension at the rear, subject to the necessary planning permission. There are superb walks from nearby the front door at Purlieu Meadows, the Quarr Nature Reserve and the Sherborne castles - ideal as you do not need to put the dogs or the children in the car! The property is a short, level walk to the nearby Waitrose store and the centre of the historic town of Sherborne with its superb boutique high street with cafes, restaurants and independent shops plus the breath-taking Abbey, Almshouses, Sherborne Arts Centre and Sherborne's world-famous private schools. It is also a short walk to the mainline railway station making London Waterloo in just over two hours.



Council Tax Band: F



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 restaurant that is in the building of the original Sherborne House.

Pathway to storm porch. Double glazed and panelled front door leads to

ENTRANCE RECEPTION HALL: 7'6 maximum x 8' maximum. A generous greeting area providing a heart to the home. Staircase rises to the first floor. Oak flooring, moulded skirting boards and architraves, radiator, telephone point. Panelled door leads to hall cloaks cupboard space. Further panel doors lead off to the main ground floor rooms.

OPEN-PLAN KITCHEN DINING ROOM: 23'5 maximum x 16'8 maximum. A fantastic open-plan room enjoying a light dual aspect. This room is split into two primary areas. Dining room area - Enjoying a light dual aspect with uPVC double glazed double French doors opening onto the rear garden boasting an easterly aspect and the morning sun. uPVC double glazed window to the side enjoying pleasant outlooks over a pretty park area and a sunny southerly aspect. Two radiators, TV point, telephone point, hardwood flooring, telephone point. Large entrance leads to Kitchen area - A range of modern kitchen units comprising laminated work surface, decorative tiled surrounds, inset stainless steel one-and-a-half sink bowl and drainer unit, mixer tap over, filter water tap, inset stainless steel five burner mains gas hob, a range of drawers and cupboards under, integrated dishwasher, integrated fridge and freezer, built-in stainless steel eye level electric oven and grill, a range of matching wall mounted cupboards with under unit lighting, wall mounted stainless steel cooker hood extractor fan. Ceramic floor tiles, inset ceiling lighting, uPVC double glazed window to the rear overlooks the rear garden. Panel door from the kitchen area leads to the

UTILITY ROOM: 11'5 maximum x 6'2 maximum. Laminated work surface, tiled surrounds, inset stainless steel sink bowl and drainer unit, mixer tap over. Fitted cupboards under, space and plumbing for washing machine. Ceramic floor tiles, wall mounted mains gas fired boiler. Radiator, double glazed door to the side.

OFFICE / OCCASIONAL GROUND FLOOR BEDROOM FIVE: 8'2 maximum x 7'9 maximum. uPVC double glazed window to the front enjoying views across parkland. Radiator, hardwood oak flooring, moulded skirting boards and architraves, TV point, telephone point.

CLOAKROOM / GROUND FLOOR WC: 7'5 maximum x 3'2 maximum. Fitted low level WC, pedestal wash basin, radiator, oak flooring, extractor fan, doors lead to under stairs storage cupboard space.

Staircase rises from the entrance reception hall to the

FIRST FLOOR LANDING: 14'9 maximum x 6'11 maximum. uPVC double glazed window to the front enjoys views across parkland, radiator, moulded skirting boards and architraves. Panel doors lead off the landing to the first floor rooms.

SITTING ROOM: 23'6 maximum x 12'2 maximum. A generous main reception room enjoying a light dual aspect with uPVC double glazed double French doors to the side of the property and Juliet balcony enjoying south facing views to parkland. uPVC double glazed windows to the side and rear. Two radiators, moulded skirting boards and architraves. Stone period-style fire surround and hearth with living flame gas fire. Telephone point, TV point, dual Sat point, radio point.

MASTER BEDROOM: 16'6 maximum x 10'11 maximum. A generous double bedroom, uPVC, double glazed window to the rear overlooks the rear garden. Radiator, telephone point, TV point, moulded skirting boards and architraves. Panel door leads to

EN-SUITE SHOWER ROOM: 7'3 maximum x 5'4 maximum. A modern white suite comprising low level WC, pedestal wash basin, glazed shower cubicle with wall mounted mains shower over, radiator, moulded skirting boards and architraves, tiling to splash prone areas. uPVC double glazed window to the side, shaver point, extractor fan.

Staircase rises from the first floor landing to the second floor.

SECOND FLOOR LANDING: 11'8 maximum x 6'6 maximum. uPVC double glazed window to the front enjoying views across parkland to hills and countryside beyond neighbouring properties. Radiator, moulded skirting boards and architraves. Ceiling hatch to loft storage space. Panel door leads to airing cupboard housing pressurised hot water cylinder, slatted shelves. Panel doors lead off the landing to the second floor rooms.

BEDROOM: 16' maximum x 12' maximum. A second generous double bedroom, uPVC,

double glazed window to the rear, radiator, moulded skirting boards and architraves. TV point, telephone point.

BEDROOM: 10'6 maximum x 8'2 maximum. Another double bedroom, uPVC, double glazed window to the side enjoying extensive south-facing views across parkland to countryside beyond neighbouring properties. Radiator, moulded skirting boards and architraves. TV point, telephone point.

BEDROOM: 12' maximum x 10'10 maximum. A double bedroom, uPVC double glazed window to the rear. Radiator, moulded skirting boards and architraves. TV point, telephone.

SECOND FLOOR FAMILY BATHROOM: 7'3 maximum x 7'1 maximum. A white suite comprising low level WC, pedestal wash basin, panel bath with mains shower over, shower rail, tiling to splash prone areas, radiator, shaver point, extractor fan, uPVC double glazed window to the side.

OUTSIDE: The property fronts onto a pleasant traffic free walkway, pathway to storm porch. A dropped kerb at the rear of the property gives vehicle access to a

DETACHED DOUBLE GARAGE: 19'3 in depth x 18'11 in width. Two manual up-and-over garage doors, light and power connected, personal door to the side, fitted shelving, rafter storage above, wall mounted electric heater.

A timber gates gives access to side area with outside light. Side pathway leads to the rear. The main garden is situated at the rear of the property.

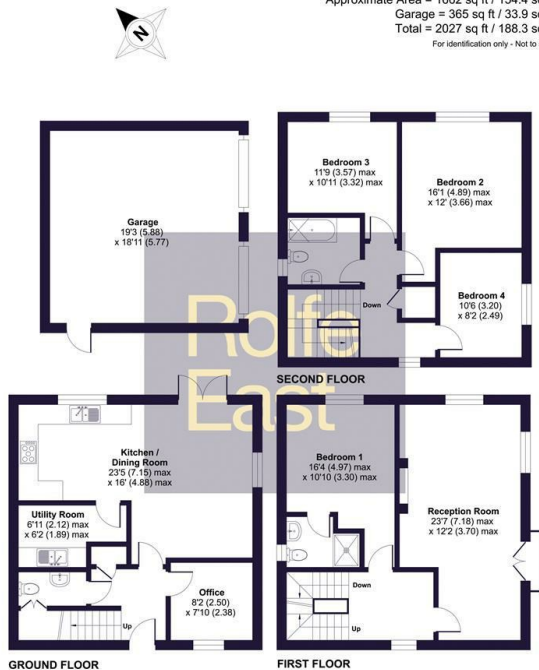
MAIN REAR GARDEN: 45' maximum in depth x 28'5 maximum in width. The rear garden boasts an easterly and southerly aspect. It is enclosed by brick walls and offers a good degree of privacy. It has been beautifully landscaped and arranged for ease of maintenance. Paved patio seating area. Pathways laid to stone chippings. A variety of shaped flower beds and borders enjoying a selection of mature trees, plants and shrubs. Rainwater harvesting butt. Area to store recycling containers and wheelie bins. Greenhouse.





School Drive, Sherborne, DT9

Approximate Area = 1662 sq ft / 154.4 sq m
Garage = 365 sq ft / 33.9 sq m
Total = 2027 sq ft / 188.3 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). ©richcom 2026. Produced for Rolfe East Sherborne Ltd. REF: 1019720



Directions

Viewings

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

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	81
EU Directive 2002/91/EC		
England & Wales		