

Rolfe East



Whistle Water, Longburton, DT9 5FG

Guide Price £595,000

- LOVELY MODERN NATURAL STONE AND THATCH DETACHED HOUSE (2036 SQUARE FEET).
- GATED PRIVATE DRIVEWAY - PARKING FOR ONE CAR.
- MASTER BEDROOM WITH DRESSING AREA AND EN-SUITE SHOWER ROOM.
- SHORT DRIVE TO SHERBORNE TOWN AND MAINLINE RAILWAY STATION TO LONDON.
- FOUR DOUBLE BEDROOMS PLUS DETACHED ONE BEDROOM ANNEX.
- THREE RECEPTION ROOMS PLUS LARGE OPEN-PLAN KITCHEN BREAKFAST ROOM.
- OIL-FIRED CENTRAL HEATING, OPEN FIRE AND PERIOD-STYLE DOUBLE GLAZING.
- EXQUISITE FAR-REACHING COUNTRYSIDE VIEWS AT THE REAR - BACKING ON TO FIELDS.
- UTILITY ROOM AND GROUND FLOOR WC.
- SHORT WALK TO POPULAR VILLAGE PUB, CHURCH AND NEARBY COUNTRYSIDE.

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Eastfield, 5 Whistle Water, Longburton DT9 5FG

NO FURTHER CHAIN. 'Eastfield, 5 Whistle Water' is a very pretty, modern, period-style, thatched, detached, double-fronted, natural stone house built in 2005. The house boasts a detached one bedroom annex on the site of a former garage. The property backs on to fields and benefits from glorious, far-reaching countryside views at the rear enjoyed from many of the windows and from the rear garden. The house is located in a choice, 'tucked away' cul-de-sac location, a short walk to the village centre and the popular village pub. It is a very short drive to the historic town centre of Sherborne and the mainline railway station to London Waterloo. The house enjoys a lovely, level, lawned rear garden offering good privacy, countryside outlooks and an easterly aspect. There is a gated, private driveway at the side of the house providing off road parking for one car. The driveway leads to a former detached garage which is now the annex - ideal for ancillary accommodation or a superb work-from-home space. The deceptively spacious accommodation extends to 2036 square feet and is well-presented, enjoying excellent levels of natural light from dual and triple aspects and a sunny west-to-east aspect. The accommodation comprises entrance reception hall, sitting room with open fireplace, dining room, kitchen / breakfast room, conservatory, utility room and ground floor WC / cloakroom. On the first floor, there is a feature half-gallery landing, master double bedroom with dressing area and en-suite shower room, three further generous double bedrooms and a family bathroom. The house is heated by an oil-fired radiator central heating system and also benefits from bespoke period-style double glazing. This lovely home is situated in the heart of this pretty, popular Dorset village, only a short walk to the village pub and church. It enjoys lovely countryside walks from nearby the front door - ideal as you do not need to put the dogs or the children in the car!



Council Tax Band: F



Longburton is surrounded by stunning countryside and walks but also offers excellent access to the A352 trunk road to Dorchester and the Jurassic coast. The property 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 and breath-taking abbey building. 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' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House. It is a short drive to the mainline railway station in Sherborne making London Waterloo directly in just over two hours.

Paved pathway to storm porch with outside light. Hardwood front door leads to

ENTRANCE RECEPTION HALL: 12' maximum x 11' maximum. A generous greeting area providing a heart to the home, staircase rises to the first floor, oak flooring, radiator, moulded skirting boards and architraves, telephone point, radiator. Oak door leads to under stairs storage cupboard space. Oak doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM: 19'4 maximum x 12'10 maximum. A generous main reception room enjoying a light triple aspect with period style double glazed windows to the front enjoying a westerly aspect and double glazed double French doors opening onto the rear enjoying an easterly aspect and extensive countryside views, multipane double glazed window to the side, carved stone period style fire surround and hearth with fireplace recess, two radiators, TV point, telephone point.

DINING ROOM: 11'3 maximum x 11'3 maximum. A second reception room able to accommodate large dining room table enjoying a light dual aspect with period style double glazed windows to the front and side, radiator, oak flooring.

OPEN-PLAN KITCHEN / BREAKFAST ROOM: 16'1 maximum x 18'6 maximum. A simply fantastic open-plan room enjoying an extensive range of oak panelled kitchen units comprising stone worksurfaces and surrounds, inset stainless steel one and a half sink bowl with mixer tap over, a range of drawers, pan drawers and cupboards under, integrated Neff dishwasher, large fitted stainless steel range-style Rangemaster electric oven and hob, integrated fridge and freezer, a range of matching wall mounted cupboards and glazed display cabinets, island unit with stone worksurface, drawers and cupboards under, inset ceiling lighting, moulded skirting boards and architraves, two radiators, concealed cooker hood extractor fan, ceramic floor tiles. This room enjoys a light triple aspect with period style double glazed window to the side, double glazed double French doors opening on to the rear patio, double glazed oak door to the side. Oak door leads to

UTILITY ROOM: 7'3 maximum x 7'5 maximum. A range of fitted units comprising laminated worksurface, inset stainless steel sink bowl and drainer unit with mixer tap over, cupboards under, space and plumbing for washing machine and tumble dryer under, ceramic floor tiles, Worcester floor standing oil-fired central heating boiler, double glazed hardwood stable door to the rear.

Glazed double doors lead from the open plan kitchen breakfast room to the

CONSERVATORY: 8'8 maximum x 11' maximum. uPVC double glazed construction with light and power connected, uPVC double glazed windows to both sides and rear, rear enjoys extensive countryside views, double glazed double French doors open onto the rear garden, oak effect laminated flooring.

Oak door from the entrance hall leads to

CLOAKROOM / WC: 5' maximum x 4'1 maximum. Fitted low level WC, wash basin, oak flooring, radiator, extractor fan.

Staircase rises from the entrance hall to the

FIRST FLOOR LANDING: A generous half gallery landing measuring 14'5 maximum x 11'3 maximum. Double glazed window to the front, radiator, moulded skirting boards and architraves, ceiling hatch and ladder to loft storage space. Ceiling hatch and fitted loft ladder to large, boarded loft space with electric light connected. Oak door leads to cupboard housing pressurised sealed hot water cylinder and immersion heater. Oak doors lead off the landing to the first floor rooms.

MASTER BEDROOM: 19' maximum x 14'11 maximum. A generous main double bedroom enjoying a light dual aspect with double glazed windows to the side and rear boasting extensive countryside views, radiator, moulded skirting boards and architraves, telephone point, TV point.

DRESSING ROOM with radiator, double doors lead to fitted wardrobe. Oak door leads to

EN-SUITE SHOWER ROOM: 9'3 maximum x 4'6 maximum. Fitted low level WC, wash basin over storage drawer, glazed shower cubicle with wall mounted mains shower over, tiling to splash prone areas, ceramic floor tiles, double glazed window to the side, chrome heated towel rail, shaver light and point, extractor fan.

BEDROOM TWO: 11'2 maximum x 11'3 maximum. A generous double bedroom, enjoying a light dual aspect with double glazed windows to the side and front, moulded skirting boards and architraves, radiator, double doors lead to fitted wardrobe cupboard space, TV point.

BEDROOM THREE: 12' maximum x 9'7 maximum. A third generous double bedroom, double glazed window to the rear enjoys extensive countryside views, radiator, moulded skirting boards and architraves, TV point.

BEDROOM FOUR / OFFICE: 10'8 maximum x 6'8 maximum. Double glazed window to the rear enjoying extensive countryside views, moulded skirting boards and architraves, radiator.

FAMILY BATHROOM: 9'7 maximum x 6'1 maximum. A modern white suite comprising low level WC, wash basin over storage drawers, mixer tap over, panel bath with glazed shower screen over, wall mounted mains shower over bath, tiling to splash prone areas, shaver light and point,

tiled floor, chrome heated towel rail, extractor fan, double glazed window to the front.

OUTSIDE: This substantial property stands in a generous level plot backing on to fields and stunning countryside.

At the front of the property there is a shared driveway access with next door leading to the front of the property, outside light and storm porch. Double timber gates give vehicular access to a

PRIVATE DRIVEWAY providing off road parking for 1 car. Driveway measures 21'10 in depth x 14'11 in width. Double timber doors, under cover partial carport area, area to store recycling containers and wheelie bins. Timber side gates give access to the main rear garden. Driveway leads to former garage now currently converted an

ANNEX: Double glazed bi-folding doors lead to the main **SITTING ROOM:** 18'9 maximum x 9'2 maximum. Double glazed door to the rear, extensive countryside views, oak effect laminated flooring, light and power connected, tv point. Entrance leads to **KITCHEN:** 7'7 maximum x 4'11 maximum. A range of fitted kitchen units comprising laminated work surface, inset stainless steel sink bowl and drainer unit, mixer tap over, tiled surrounds, drawers and cupboards under, space for under counter fridge, double glazed windows to the side and rear enjoying extensive countryside views. Oak door from the sitting room leads to the **SHOWER ROOM:** 7'5 maximum x 5'8 maximum. A modern white suite comprising fitted low level WC, wash basin over storage drawers, glazed corner shower cubicle with wall mounted electric shower over, double glazed windows to the front and side, extractor fan.

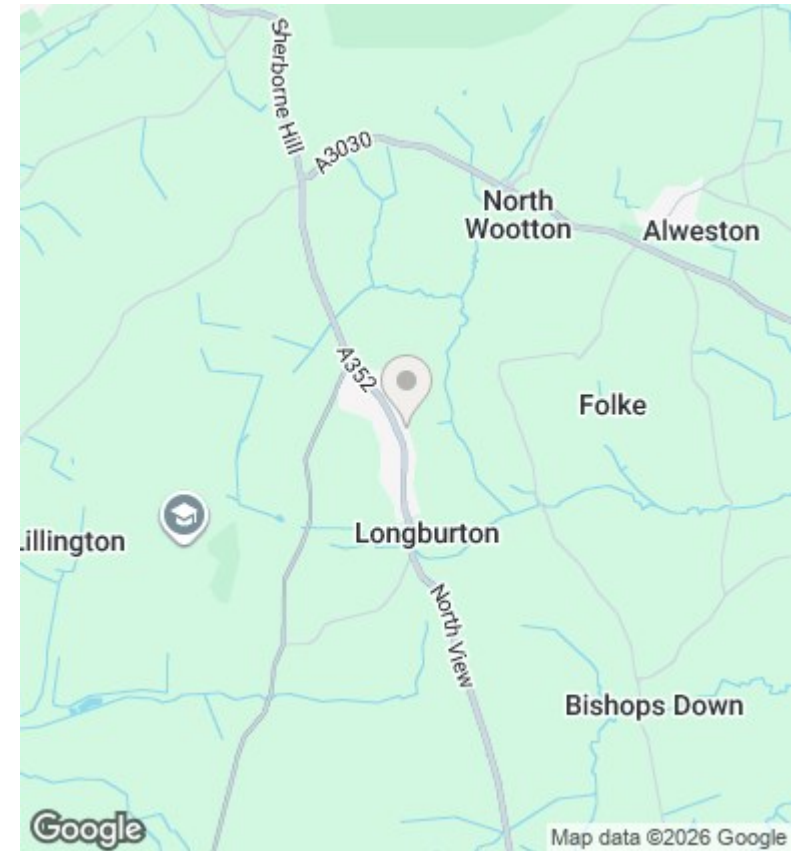
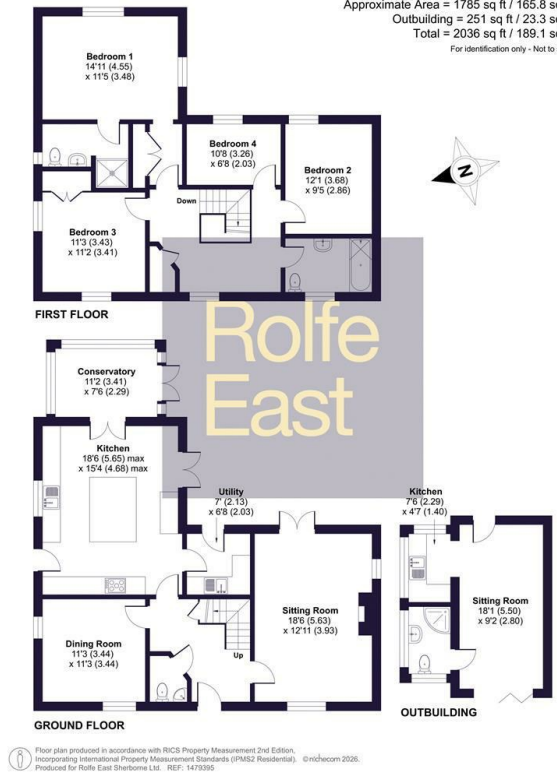
The **MAIN GARDEN** is situated at the rear of the property and measures 41' maximum in depth x 59' maximum in width. This level rear garden is laid mainly to lawn and enclosed by timber fencing. It boasts a paved patio and undercover seating area. The rear garden backs onto fields and enjoys extensive countryside views and a sunny easterly aspect. There is a further timber decked area, outside tap, outside light, timber garden shed, trellis area houses oil tank.





Whistle Water, Longburton, Sherborne, DT9

Approximate Area = 1785 sq ft / 165.8 sq m
 Outbuilding = 251 sq ft / 23.3 sq m
 Total = 2036 sq ft / 189.1 sq m
 For identification only - Not to scale



Directions

Viewings

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

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	