

# Rolfe East



## Abbots Way, Sherborne, DT9 6DU

Guide Price £475,000

- PRECEDENT-SETTING EXQUISITE FULLY RE-MODELLED, EXTENDED DETACHED HOUSE.
- CONTEMPORARY OPEN-PLAN LIVING SPACE WITH GOOD FLOW OF NATURAL LIGHT.
- FOUR GENEROUS BEDROOMS - MASTER BEDROOM WITH EN-SUITE SHOWER ROOM.
- SHORT WALK TO SHERBORNE CENTRE AND MAINLINE RAILWAY STATION TO LONDON.
- EIGHT SOLAR PANELS PLUS BATTERY - EXCELLENT ENERGY RATING - BAND B.
- GENEROUS LANDSCAPED LEVEL REAR GARDEN ARRANGED FOR LOW MAINTENANCE.
- OFFICE / OCCASIONAL GROUND FLOOR BEDROOM FIVE.
- IMMACULATE DECORATIVE ORDER THROUGHOUT - 1581 SQUARE FEET.
- GAS FIRED CENTRAL HEATING AND uPVC DOUBLE GLAZED - EXCELLENT EPC BAND B!
- DRIVEWAY PARKING FOR THREE TO FOUR CARS AT THE FRONT.

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# 21 Abbots Way, Sherborne DT9 6DU

'21 Abbots Way' is a precedent-setting, exquisite, extended, detached house (1581 square feet) situated in a favoured residential address, a short walk to the popular town centre of Sherborne and mainline railway station to London Waterloo. It enjoys a lovely, level rear garden enjoying good privacy and arranged for low maintenance purposes. There is a private driveway at the front providing off road parking for three to four cars plus EV charging point. This parking leads to a former integral garage which has now been reconfigured as a storeroom. The deceptively spacious accommodation has been completely reconfigured and renovated to now boast an impressive, contemporary open-plan living space enjoying excellent levels of natural light from a sunny southerly aspect at the front, a good flow of light from front to rear and large windows. The accommodation comprises entrance porch, entrance reception hall, sitting room area leading into kitchen dining room area, utility room, ground floor WC / cloakroom and office / occasional ground floor double bedroom. On the first floor, there is a landing, master double bedroom with en-suite shower room, two further generous double bedrooms, a fourth single bedroom with fitted wardrobe and a family bathroom. The house has been beautifully and stylishly finished throughout. It is heated via mains gas-fired radiator central heating and also benefits from uPVC double glazing. The current owners have fitted eight solar panels plus battery. It is a very short walk to nearby convenience stores. It is a short walk to the stunning, historic town centre of Sherborne with its superb boutique high street boasting cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous schools. THIS AMAZING HOME MUST BE VIEWED INTERNALLY TO BE FULLY APPRECIATED.



Council Tax Band: C



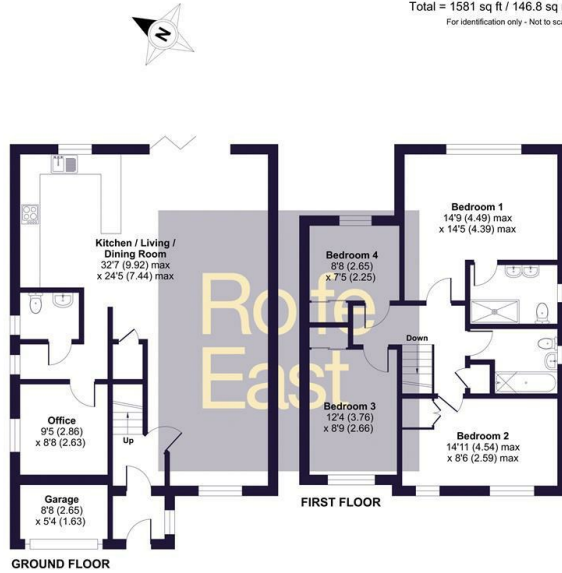
Sherborne has also won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House. It is also a short walk to the mainline railway station, making London Waterloo directly in just over two hours. It is also a short walk to nearby countryside.





### Abbots Way, Sherborne, DT9

Approximate Area = 1562 sq ft / 145.1 sq m  
 Garage = 46 sq ft / 4.2 sq m  
 Total = 1581 sq ft / 146.8 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). © richcom 2025. Produced for Rolfe East (Sherborne) Ltd. REF: 1459075



## Directions

## Viewings

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

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	