

Rolfe East



High Street, Milborne Port, DT9 5AQ

Guide Price £385,000

- ATTRACTIVE DOUBLE FRONTED NATURAL STONE MODERN SEMI DETACHED COTTAGE.
- DRIVEWAY PARKING FOR TWO TO THREE CARS.
- LARGE SIDE AND REAR GARDENS.
- TEN SOLAR PANELS, MAINS GAS FIRED RADIATOR CENTRAL HEATING, DOUBLE GLAZING.
- PLANNING PERMISSION PASSED FOR OAK FRAMED SINGLE STOREY GARDEN ROOM.
- THREE DOUBLE BEDROOMS - MASTER BEDROOM WITH EN-SUITE SHOWER ROOM.
- SHORT DRIVE TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.
- SIDE GARDEN PROVIDES SPACE AND SCOPE FOR GARAGE / CARPORT (subject to planning).
- SCOPE FOR SIGNIFICANT EXTENSION (subject to the necessary planning permission).
- PRETTY VILLAGE CENTRE LOCATION - SJHORT WALK TO SHOPS, PUB AND RESTAURANT.

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

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

Horethorne House High Street, Milborne Port DT9 5AQ

PLANNING PERMISSION PASSED FOR OAK FRAMED GARDEN ROOM AT THE REAR! 'Horethorne House' is a simply lovely, modern, natural stone, double fronted cottage that is beautifully presented and boasts huge, level rear and side gardens. The house occupies an enviable 'tucked away', village centre location in a pretty conservation area, only moments from the village centre amenities, shops and pubs. The house boasts excellent levels of natural light with a sunny southerly aspect at the front plus dual aspects. The house has private driveway parking at the side for three cars. The side area and side garden offers scope for extension or the addition of double garage or carport, subject to the necessary planning permission. There is also scope for extension at the rear, subject to the necessary planning permission. The rear garden is laid to lawn and has a patio area plus timber garden store with light and power connected. It is heated by mains gas-fired radiator central heating, a cast iron log burning stove and benefits from double glazing. The current owner has recently added ten solar panels and solar iboost hot water. The well-arranged, deceptively spacious accommodation is stylishly presented and enjoys good levels of natural light. It comprises entrance porch, entrance hall, sitting room, open-plan kitchen / dining room and ground floor WC / Cloakroom. On the first floor, there is a landing area, master double bedroom with en-suite shower room, two further generous bedrooms and a family bathroom. The property has countryside and village centre walks from nearby the front door – ideal as you do not need to put the children or the dogs in the car! Horethorne House is a very short 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. THIS SUPERB HOME MUST BE VIEWED TO BE APPRECIATED!



Council Tax Band: D



It is a 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 and mainline railway station making London Waterloo in just over two hours. 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.

Brick paved pathway to storm porch, outside light. Double glazed front door leads to

ENTRANCE HALL: Oak effect flooring. Staircase rises to the first floor, radiator. Panel doors lead off the entrance hall to the main ground floor rooms.

SITTING ROOM / DINING ROOM: 17'6 maximum x 12'1 maximum. A beautifully presented main reception room enjoying a light dual aspect with a double glazed window to the front boasting a sunny south easterly aspect, double glazed double French doors open onto the rear garden, oak effect laminate flooring, natural stone period fire surround and hearth with car iron log burning stove, radiator, TV point, telephone point.

KITCHEN / DINING ROOM: 18'5 maximum x 11'1 maximum. Another beautifully proportioned main room enjoying a light dual aspect with double glazed window to the front boasting a sunny south easterly aspect, double glazed double French doors opening onto the rear garden, a range of Shaker style kitchen units comprising stone effect laminated worksurface and surrounds, inset ceramic one and a half sink bowl and drainer unit with mixer tap over, a range of drawers and cupboards under, integrated dishwasher, space and plumbing for washing machine, inset electric four burner hob with stainless steel electric oven and grill under, integrated fridge and freezer, a range of matching wall mounted cupboards and shelf units, glass splashback, wall mounted stainless steel cooker hood extractor fan, feature porcelain floor tiles, radiator, inset feature ceiling lighting, TV point,

telephone point, wall mounted cupboard houses mains gas fired boiler. Panel door leads to

CLOAKROOM / WC: 5'10 maximum x 3'1 maximum. Fitted low level WC, wall mounted wash basin, tiled splashback, radiator, porcelain floor tiles, extractor fan, understairs cupboard space.

Staircase rises from the entrance reception hall to the first floor landing, radiator, double glazed window to the rear overlooks the rear garden, ceiling hatch to loft storage space, fitted loft ladder to park boarded loft space. Panel door leads to airing cupboard housing pressurised sealed hot water cylinder and immersion heater, expansion tank, slated shelving. Doors lead off the landing to the first floor room.

MASTER BEDROOM: 12'3 maximum x 10'9 maximum. A generous double bedroom, double glazed window to the front boasting a sunny south easterly aspect, radiator, timber effect flooring. Panel door leads to

EN-SUITE SHOWER ROOM: 5'11 maximum x 5'8 maximum. A modern white suite comprising low level WC, wash basin over cupboard, glazed corner shower cubicle with wall mounted mains shower over, tiled walls and floor, chrome heated towel rail, shaver light and point, extractor fan, inset feature ceiling lighting, double glazed window to the front.

BEDROOM TWO: 11'3 maximum x 9'4 maximum. A double bedroom, double glazed window to the front boasting a sunny south easterly aspect, radiator.

BEDROOM THREE: 7'7 maximum x 7'10 maximum. A generous third bedroom, double glazed window to the rear overlooks the rear garden, radiator, TV point.

FAMILY BATHROOM: 9'1 maximum x 6'3 maximum. A modern white suite comprising low level WC, pedestal wash basin, tiled panel bath with mains shower tap arrangement over, towel rail, tiled walls and floor, shaver light and

point, extractor fan, inset feature ceiling lighting, chrome heated towel rail, double glazed window to the rear.

OUTSIDE:

At the front of the property a brick paved pathway leads to storm porch with outside light. There is a lovely portion of front garden laid to flowerbed enjoying a selection of mature plants and shrubs, outside tap.

There is a private driveway to the side of the property providing off road parking for three cars, area to store recycling containers and wheelie bins.

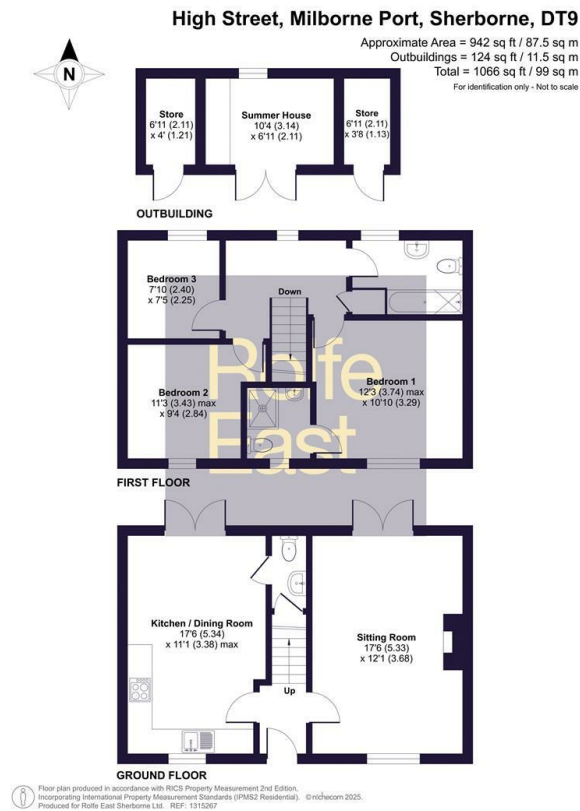
Timber side gate from the driveway area gives access to the side garden. Side garden area measures 24'8 in width x 23'9 in depth. It is currently used as a vegetable garden laid to well stocked vegetable plot, detached timber garden store.

Main timber outbuilding: 10' x 6'10. Light and power connected, windows to the front and rear. Further attached timber garden store: 7' maximum x 8'2 maximum. Second attached bike store: 10'3 maximum x 3'9 maximum.

Side garden leads to the MAIN REAR GARDEN: 50' in depth x 28'3 maximum in width. This beautiful rear garden is laid mainly to lawn and enclosed by period natural stone walls and timber panel fencing. There is a paved patio seating area, outside lighting, rain water harvesting butt, a variety of well stocked flowerbeds and borders, some mature fruit trees, further raised stone paved patio seating area, detached timber shed.







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) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC