Rolfe East







Camel Street, Marston Magna, BA22 8DD

Guide Price £450,000

- SUPRISINGLY SPACIOUS (1845 SQUARE FEET) 4-5 BEDROOM DETACHED HOUSE.
- DETACHED GARAGE.
- FLEXIBLE ACCOMMODATION WITH ONE GROUND FLOOR DOUBLE BEDROOM / STUDY.
- MUST BE VIEWED INTERNALLY TO BE APPRECIATED.
- LARGE PLOT EXTENDING TO 0.17 ACRES (apprx).
- LOVELY DECORATIVE ORDER THROUGHOUT WITH MANY RECENT UPGRADES.
- POPULAR VILLAGE LOCATION WITH GOOD ACCESS TO A303 TRUNK ROAD TO LONDON.
- DRIVEWAY PARKING FOR 6+ CARS.
- uPVC DOUBLE GLAZING AND OIL FIRED RADIATOR AND SOME UNDER FLOOR HEATING.
- SHORT DRIVE TO SHERBORNE TOWN AND MAINLINE RAILWAY STATION TO LONDON.

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The Police House Camel Street, Marston Magna BA22 8DD

NO FURTHER CHAIN! 'The Police House' is a surprisingly spacious (1845 SQUARE FEET) 4-5 bedroom detached house offering flexible, well presented accommodation. Situated in a level plot of approximately 0.17 acres this family-size house also boasts a driveway providing off road parking for 6 or more cars, turning bay and detached garage. The house is enhanced by oil-fired radiator central heating, some electric under floor heating and uPVC double glazing. The light and deceptively spacious accommodation comprises entrance reception hall, sitting room with cast iron log burning stove, dining room, open-plan kitchen family room, utility room, ground floor bedroom five/study and cloakroom. On the first floor, there is a landing area, four generous bedrooms and a family bathroom. The current owner has upgraded many features in the property. There are superb rural walks from nearby the front door as well as being within walking distance of the pretty village centre and parish church. Marston Magna is a quaint village on the borders of Somerset and Dorset, full of period character properties. There is a village shop in the neighbouring village of Queen Camel plus plenty of country pubs a short drive away. It is only a short drive to the historic town centre of Sherborne with its superb boutique high street with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. It is also a very short drive to the mainline railway station to London Waterloo making the capital directly in just over two hours, and the A303 trunk road to London. THIS PROPERY MUST BE VIEWED TO BE APPRECIATED.

5 2 2 E

Council Tax Band: E





Sherborne has also recently won the award for the best place to live in the Southwest 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. This excellent property is perfect for young couples or families looking to settle in a village home, cash buyers from the southeast and London possibly linked with the excellent local private schools and indulging in the 'race for space', the pied-a-terre market, rental / holiday rental market and much more.

Steps to front door, outside lights, double glazed front door leads to entrance reception hall.

ENTRANCE RECEPTION HALL – 10'6 Maximum x 7'3 Maximum. A useful greeting area providing a heart to the home, moulded skirting boards and architraves, radiator, staircase rises to the first floor with oak cappings, understairs storage recess space, panelled doors lead off the entrance hall to the main ground floor rooms.

SITTING ROOM – 17'7 Maximum x 10'6 Maximum. Two large uPVC double glazed windows to the front enjoying an easterly aspect and the morning sun, two radiators, timber fire surround and recess, cast iron log burning stove with paved hearth, fire side recess shelving.

OPEN PLAN KITCHEN DINING ROOM – 19'7 Maximum x 12'0 Maximum. A fantastic open plan living space split into two areas.

DINING ROOM / BREAKFAST ROOM AREA - Tiled floor, space for American style fridge freezer, fitted cupboards, entrance leads to kitchen area.

KITCHEN AREA - An extensive range of Shaker style kitchen units comprising timber effect laminated work surface, decorative tiled surrounds, inset stainless steel one and a half sink bowl and drainer unit, mixer tap over, inset NEFF induction hob, a range of drawers and cupboards under, fitted drinks cooler, fitted BOSCH dishwasher, upright carousel larder cupboard, built in stainless steel electric oven and grill, a range of matching wall mounted cupboards with under unit lighting, wall mounted stainless steel cooker hood extractor fan, uPVC double glazed window overlooks the rear garden boasting a Westerly aspect, tiled floor, inset ceiling lighting, multi pane glazed door from the dining room / breakfast room area leads to reception room two.

RECEPTION ROOM TWO / DINING ROOM – 20'2 Maximum x 11'10 Maximum. A second generous reception room, two radiators, moulded skirting boards and architraves, uPVC double glazed double French doors open onto the rear garden, a sunny westerly aspect, TV point.

Oak door from the kitchen area leads to the utility room.

UTILITY ROOM – 9'8 Maximum x 5'11 Maximum. Ceramic Belfast sink on stand, space and plumbing for washing machine and tumble dryer, ceramic floor tiles, fitted cupboards, uPVC double glazed window to the rear, uPVC double glazed door to the side. Oak door leads to ground floor cloakroom.

GROUND FLOOR CLOAKROOM / WC – 7'10 Maximum x 6'9 Maximum. Fitted low level WC, wash basin over storage cupboard, uPVC double glazed window to the side, ceramic floor tiles, panelled door leads to large cupboard housing Grant oil fired central heating boiler.

Panelled door from entrance hall leads to ground floor double bedroom 5 / reception room.

GROUND FLOOR DOUBLE BEDROOM FIVE / RECEPTION ROOM THREE – 11'11 Maximum x 11'6 Maximum. A generous double bedroom or office space, uPVC double glazed window to the front boasts an easterly aspect, radiator.

Staircase with oak capping leads from the entrance hall to the first floor landing.

FIRST FLOOR LANDING – 19'8 Maximum x 3'4 Maximum. A generous landing area, uPVC double glazed window to the rear, moulded skirting boards and architraves, panelled doors lead to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelving, ceiling hatch and loft ladder leads to loft storage space. Panelled doors lead off the landing to the first floor rooms.

BEDROOM ONE– 14'0 Maximum x 10'7 Maximum. A generous double bedroom, two uPVC double glazed windows to the front, radiator.

BEDROOM TWO – 12'10 Maximum x 9'8 Maximum. A second generous double bedroom, uPVC double glazed window to the rear overlooks the rear garden and

orchard land, radiator, double doors lead to fitted wardrobe cupboard space.

BEDROOM THREE – 10’8 Maximum x 11’4 Maximum. A third double bedroom, uPVC double glazed window to the front, radiator, doors lead to fitted wardrobes.

BEDROOM FOUR – 10’10 Maximum x 9’8 Maximum. uPVC double glazed window to the front, radiator, doors lead to fitted cupboard space.

FAMILY BATHROOM – 7’9 Maximum x 5’11 Maximum. A recently replaced white suite comprising fitted low level WC, wash basin in work surface with mixer tap over, panelled bath, tiled surrounds, separate glazed shower cubicle with wall mounted electric shower over, tiling to splash prone areas, uPVC double glazed window to the rear, heated towel rail, timber effect flooring, extractor fan.

OUTSIDE:
This lovely home occupies a generous level plot and gardens extending to 0.17 acres approximately. A dropped curb gives vehicular access to a sweeping private driveway approach, providing off road parking for 6 or more cars, outside security lighting, driveway continues to the side of the property with further security lighting, area to store wheelie bins and recycling containers. Driveway leads to detached garage.

DETACHED GARAGE – 19’7 in depth x 9’ in width. Light and power connected, powered roller garage door, fully insulated, fitted work bench, personal door to the side.

GARDENS: The front garden boasts a variety of flower beds and borders, well stocked with mature hedges, plants and shrubs, timber side gates give access to the main rear garden.

REAR GARDEN: This generous rear garden is laid mainly to lawn and boasts a paved patio seating area, outside security lighting, outside tap, outside power point, oil tank, secondary paved seating area, garden shed. This garden enjoys a westerly aspect and a good degree of privacy backing onto orchard land.






Grow old with me...the best is yet to be.

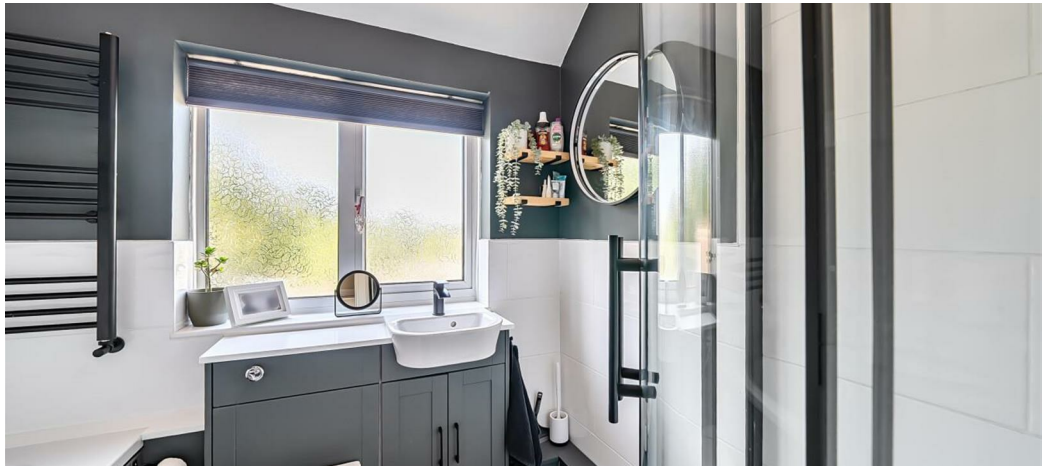





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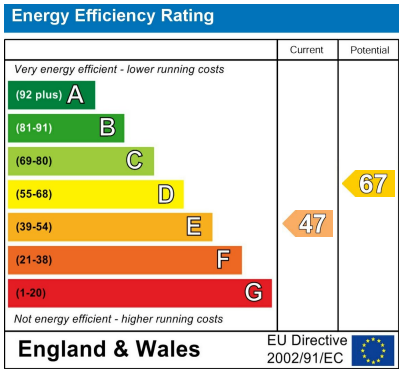
Directions

Viewings

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

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E



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