

Rolfe East



Leigh, DT9 6HL

Guide Price £599,950

- DECEPTIVELY SPACIOUS DETACHED 'CHALET-STYLE' HOUSE WITH 4 DOUBLE BEDROOMS.
- SOUTH-FACING PRIVATE REAR GARDEN.
- LARGE ATTACHED GARAGE . WORKSHOP.
- SHORT DRIVE TO SHERBORNE TOWN AND RAILWAY STATION TO LONDON WATERLOO.
- SUPERB GARDENS AND LEVEL PLOT EXTENDING TO JUST UNDER A QUARTER OF AN ACRE.
- LARGE OPEN-PLAN KITCHEN DINING ROOM EXTENSION.
- GROUND FLOOR MASTER BEDROOM WITH EN-SUITE SHOWER ROOM.
- VIEWS OF THE PRETTY PARISH CHURCH.
- PRIVATE DRIVEWAY PARKING FOR 5 CARS OR MORE.
- SHORT WALK TO VILLAGE SHOP, CAFE AND VILLAGE HALL.

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Stoneleigh , Leigh DT9 6HL

'Stoneleigh' is a simply stunning, mature, detached chalet-style bungalow (1787 square feet) with four double bedrooms, located in a sought-after village centre address in this pretty Dorset village. The property has been the subject of full, tasteful refurbishment and extension recently, benefitting from new kitchen, bathrooms, new boiler and oil tank and much, much more. This precedent-setting home boasts excellent levels of natural light and a sunny south facing, level rear garden. The generous level plot and large front and rear gardens extend to just under a quarter of an acre (0.22 acres approximately). The property enjoys lovely views to the ancient parish church opposite. It comes with a single attached garage / workshop plus off road driveway parking for five or more cars. It is heated by oil-fired radiator central heating, a cast iron log burning stove and also benefits from uPVC double glazing. The well laid out, highly flexible accommodation enjoys good levels of natural light from large feature windows and multi-aspects. It briefly comprises entrance reception hall, sitting room, open plan kitchen / dining room / garden room, utility / boot room, master ground floor double bedroom with en-suite shower room, second ground floor double bedroom and ground floor family bathroom. On the first floor, there is a landing area, two further generous double bedrooms – one with en-suite washroom / WC. This superb home is set in a highly sought-after, residential address on the outskirts of this highly sought-after, pretty Dorset village. It is a short walk to the village centre. The village enjoys a vibrant community scene focussed around the village hall. There is a village shop, cafe and post office amenities plus parish church. Neighbouring villages such as Yetminster and Chetnole offer fantastic village pubs.



Council Tax Band: E



The stunning, historic town centre of Sherborne is a short drive away 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, two Sherborne Castles 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.

Large storm porch with outside light, glazed and panelled front doors leads to

ENTRANCE RECEPTION HALL: 16'5 maximum x 9'9 maximum. A generous greeting area providing a heart to the home, staircase rises to the first floor, understairs storage recess and cupboard, two radiators, two telephone points. Door leads to hall cloaks cupboard. Doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM: 17'2 maximum x 14'7 maximum. A generous main room enjoying a light dual aspect with uPVC double glazed window to the front enjoying views of the pretty Parish Church, two uPVC double glazed windows to the side, four radiators, cast iron log burning stove with tiled hearth and surrounds, TV point.

OPEN-PLAN KITCHEN DINING ROOM: 19'2 maximum x 25'10 maximum. A fantastic open-plan space split into three main areas.

Kitchen area - A range of replacement stylish Shaker-style kitchen units comprising oak effect laminated worksurface and surrounds, decorative tiled surrounds, inset ceramic one and a half sink bowl and drainer unit with mixer tap over, fitted range style electric oven with induction hob, a range of drawers and cupboards under, integrated dishwasher, recess provides space for upright fridge freezer, a range of matching wall mounted cupboards with under unit lighting, concealed wall mounted cooker hood extractor fan, oak effect Kardean flooring. Pine door leads to shelved larder cupboard. Entrance leads to

Dining room area - uPVC double glazed window to the side, two radiators, oak effect Kardean flooring. Entrance leads to

Lounge / Snug area - uPVC double glazed period style window to the rear overlooking the rear garden, uPVC double glazed door to the rear garden, sisal floor, two radiators, TV point. Door from the lounge/snug leads to

UTILITY ROOM / BOOT ROOM: 9'3 maximum x 6'9 maximum. Laminated worksurface with space and plumbing for washing machine and tumble dryer under, space for freezer, uPVC double glazed window to the rear overlooks the rear garden, radiator, uPVC double glazed door to the rear, double glazed ceiling window.

Pine panel doors lead from the entrance reception hall to further ground floor rooms.

MASTER BEDROOM: 13'10 maximum x 11'7 maximum. A generous double bedroom, uPVC double glazed window to the front enjoying views to the pretty Parish Church, two radiators. Door leads to

EN-SUITE SHOWER ROOM: 6'11 maximum x 3'3 maximum. A modern white suite comprising low level WC, wash basin over storage cupboard, glazed shower cubicle with wall mounted mains shower over, tiling to splash prone areas, heated towel rail, extractor fan.

BEDROOM TWO: 11'8 maximum x 8'8 maximum. A second double bedroom, uPVC double glazed window to the rear overlooks the rear garden, radiator, fitted wardrobes, cupboard houses Joule pressurised hot water cylinder and immersion heater, further linen cupboard.

GROUND FLOOR BATHROOM: 8'2 maximum x 9'9 maximum. A modern white suite comprising low level WC, panel bath, wash basin over cupboard, separated glazed shower cubicle with wall mounted mains shower over, tiling to splash prone areas, uPVC double glazed window to the side, radiator, chrome heated towel rail.

Staircase rises from the entrance reception hall to the

FIRST FLOOR LANDING: 10'11 maximum x 8'9 maximum. A generous first floor landing area, double glazed Velux ceiling window to the rear, doors lead to fitted wardrobes and cupboards. Pine panel doors lead off the landing to the first floor rooms.

BEDROOM THREE: 11'4 maximum x 13' maximum. Another generous double bedroom, uPVC double glazed window to the side enjoying countryside views, radiator, door leads to eaves storage cupboard space. Door leads to

EN-SUITE WASHROOM / WC: 5'7 maximum x 2'7 maximum. Fitted low level WC, wash

basin, tiled surrounds, extractor fan.

BEDROOM FOUR: 12'1 maximum x 12'11 maximum. A fourth generous double bedroom, uPVC double glazed window to the side, radiator, painted panelling, doors lead to fitted wardrobe. Further door leads to eves storage cupboard space.

OUTSIDE:

This property stands in a generous level plot extending to just under a quarter of an acre (0.22 acres approximately).

At the front of the property there is a generous level lawned garden giving a depth of 85' from the road. Driveway gives vehicular access to a private driveway and turning bay providing off road parking for 4-5 cars or more. The front garden provides ample scope for conversion of further parking, subject to planning permission. There are a variety of well stocked flowerbeds and borders. Pathway leads to a large storm porch with outside light, timber decked seating area, outside lighting. Driveway leads to

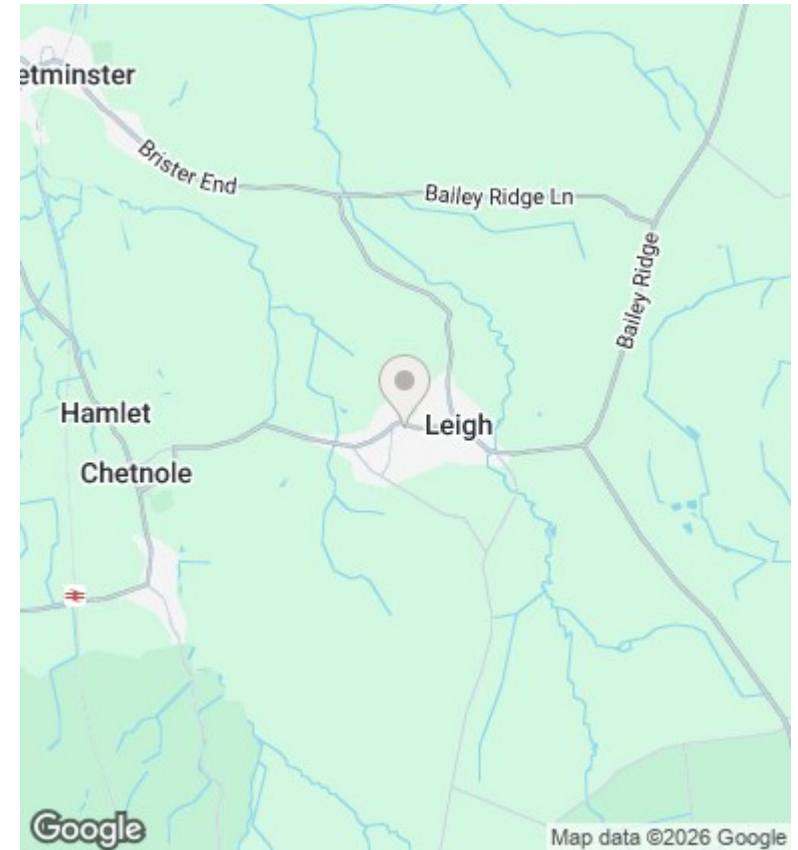
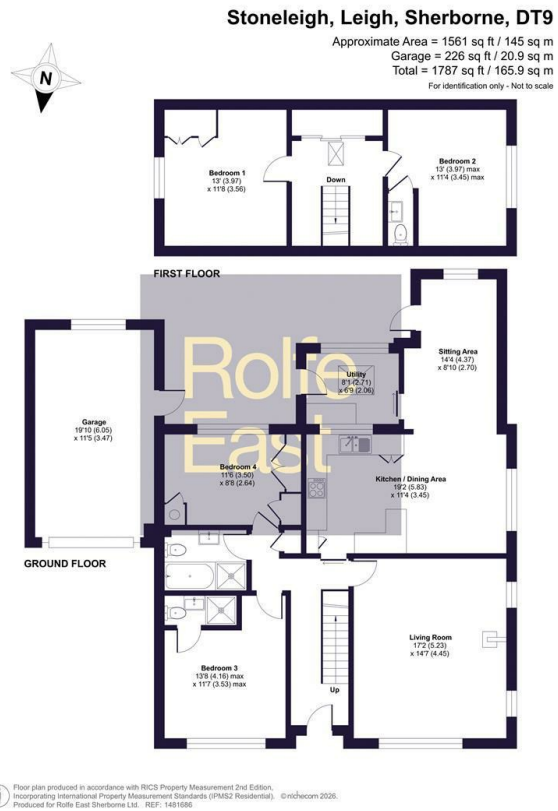
ATTACHED GARAGE / WORKSHOP: 19'10 in depth x 11'5 in width. Excellent ceiling heights, timber double garage doors, light and power connected, double glazed window to the rear, personal door to the rear garden, radiator. Garage houses Worcester floor standing oil fired central heating boiler, space and plumbing for washing machine, space for freezer, tap.

Side access on both sides of this property lead to the

MAIN REAR GARDEN: 50' in depth x 55' in width maximum. This level rear garden is laid mainly to lawn and boasts a sunny south facing aspect and a good degree of privacy. It is enclosed by timber panel fencing, paved patio seating area with outside light, side light. Further timber decked patio seating area, timber pergola, outside lighting, timber log store, a variety of well stocked flowerbeds and borders enjoying a selection of mature trees, plants and shrubs, topiary and box hedges, detached timber shed. There is access to the rear garden on both sides of the property.







Directions

Viewings

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

Council Tax Band

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	