Rolfe East







Hermitage Lane, Hermitage, DT2 7BB

Guide Price £489,000

- BEAUTIFULLY PRESENTED LARGE DETACHED BUNGALOW - THREE DOUBLE BEDROOMS.
- OIL-FIRED UNDER FLOOR AND RADIATOR HEATING PLUS LOG BURNING STOVE.
- SUPERB FLOW OF NATURAL LIGHT FROM LARGE WINDOWS AND DUAL ASPECTS.
- VACANT - NO FURTHER CHAIN.
- LOVELY GARDENS AND LEVEL PLOT EXTENDING TO QUARTER OF AN ACRE.
- uPVC DOUBLE GLAZING. NEW DIGITAL TOUCH-SCREEN ZONED HEATING CONTROLS.
- ELECTRIC CAR CHARGING POINT.
- PRIVATE GATED DRIVEWAY PARKING FOR 4-5 CARS LEADING TO ATTACHED GARAGE.
- SOCIAL AND LIGHT OPEN-PLAN LIVING SPACE (1632 square feet).
- PEACEFUL RURAL HAMLET - SHORT DRIVE TO SHERBORNE AND DORCHESTER.

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Tresillian Hermitage Lane, Hermitage DT2 7BB

NO FURTHER CHAIN! 'Tresillian' is a substantial (1632 square feet), extended three double bedroom detached bungalow situated in a choice, semi-rural position in the pretty Hamlet of Hermitage - between the towns of Sherborne and Dorchester. This spacious property stands in a level plot and gardens of approximately a quarter of an acre (0.26 acres). There is an enclosed driveway area providing off road parking for four to five cars leading to an attached single garage. The property offers oil-fired radiator central heating, some underfloor heating and uPVC double glazing. The bungalow has been extended to offer a large, contemporary, open-plan kitchen / family room area with uPVC double glazed bi-folding doors opening on to the rear garden. There is also a formal, 'winter' sitting room with cast iron log burning stove. The property offers scope for further extension with two side garden areas, subject to the necessary planning permission. There are lovely country lane walks from the front door. The spacious, flexible accommodation enjoys a good level of natural light from large windows and dual aspects and comprises large entrance reception hall, sitting room, kitchen leading into family room, utility room, master bedroom with en-suite shower room, two further double bedrooms and a family bathroom. The property is situated in a top, semi-rural address only a short drive to the centre of the picturesque Abbey town of Sherborne with a 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. It is also a short drive to the popular Dorset town of Dorchester. 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. VACANT.

3 2 2 D

Council Tax Band: D





This lovely property is perfect for those aspiring young families looking for the ideal Dorset home, who are making the most of the cheap mortgages available at the moment, cash rich buyers from the southeast looking for somewhere to settle in this exceptional area or as a pied-a-terre, investors looking for holiday lets or residential buy-to-let investments. THIS RARE PROPERTY SIMPLY MUST BE VIEWED TO BE APPRECIATED. VACANT - NO FURTHER CHAIN.

The property has been recently upgraded and redecorated. It boasts a new septic tank drainage system and a Honeywell Home touch-screen zoned heating control.

Storm porch with outside light, uPVC double glazed and panelled front door leads to entrance reception hall.

ENTRANCE RECEPTION HALL – 9'2 Maximum x 12'2 Maximum
A generous entrance reception hall providing a greeting area and a heart to the home, oak flooring, moulded skirting boards and architraves, radiator, telephone point, ceiling hatch to loft storage space, oak door leads to cupboard housing pressurised Gledhill hot water cylinder, oak panelled doors lead off to the main rooms.

KITCHEN – 28'5 Maximum x 9'9 Maximum
With large entrance to family room giving a full through measurement of 22'11. This fantastic open plan space boasts a range of Shaker-style kitchen units comprising granite effect laminated work surface, decorative tiled surrounds, inset ceramic sink bowl, mixer tap over, a range of drawers and cupboards under, integrated dishwasher, integrated drinks cooler, large range style leisure stainless-steel electric oven and hob (available by separate negotiation), a range of matching wall mounted cupboards, wall mounted plate rack, wall mounted wine rack, wall mounted stainless-steel cooker hood extractor fan, timber effect laminate flooring, moulded skirting boards and architraves, inset ceiling lighting, inset stainless-steel microwave, inset stainless-steel, coffee machine, integrated fridge and freezer, retractable larder cupboard, large entrance leads to family room.

FAMILY ROOM – 21'11 Maximum x 13'9 Maximum
A generously proportioned reception room enjoying a light multiple aspect with uPVC double glazed windows to both side, uPVC double glazed bi-folding doors opening onto the rear garden enjoying an easterly aspect, timber effect flooring, moulded skirting boards and architraves, TV point, inset ceiling lighting, oak glazed, and panelled door leads from the kitchen area to sitting room.

SITTING ROOM – 15'4 Maximum x 13'2 Maximum
Fireplace and chimney breast feature, recess with cast iron log burning stove, paved hearth, moulded skirting boards and architraves, radiator, uPVC double glazed window to the front, TV aerial attachment point, telephone point, oak glazed, and panelled door leads from the kitchen to the utility room.

UTILTY ROOM – 8'11 Maximum x 6'2 Maximum
A range of fitted panelled units comprising granite effect laminated work surface, drawers and cupboards under, floor standing oil-fired central heating boiler, space and plumbing for washing machine, cupboard houses control panels for underfloor heating, uPVC double glazed window to the side, uPVC double glazed stable door to the rear.

Oak panelled doors lead off the entrance reception hall to the bedrooms.

MASTER BEDROOM – 11'10 Maximum x 14'4 Maximum
A generous double bedroom, uPVC double glazed window overlooks the rear garden, radiator, moulded skirting boards and architraves, doors lead to fitted wardrobe cupboard space, oak panelled door leads to en-suite shower room.

EN-SUITE SHOWER ROOM
A contemporary white suite comprising low level WC, wash basin over storage cupboards, double sized glazed shower cubicle with wall mounted mains shower over, tiling to splash prone areas, feature tiled floor, inset ceiling lighting, chrome heated towel rail, extractor fan.

BEDROOM TWO – 11’8 Maximum x 13’11 Maximum
A second generous double bedroom enjoying a light dual aspect, uPVC double glazed windows to the front and side, radiator, moulded skirting boards and architraves, timber effect laminate flooring, TV point.

BEDROOM THREE – 11’4 Maximum x 8’10 Maximum
A third double bedroom, uPVC double glazed window to the front, radiator, telephone point, timber effect laminate flooring, a range of panelled doors lead to fitted wardrobe cupboard space.

FAMILY BATHROOM – 5’10 Maximum x 8’10 Maximum
A contemporary white suite comprising low level WC, wash basin over cupboards, glazed corner shower cubicle with wall mounted mains shower over, panelled bath with mains shower tap arrangement over, chrome heated towel rail, tiled walls and floor, two uPVC double glazed windows to the side, extractor fan.

OUTSIDE
This spacious bungalow stands in a generous plot of approximately a quarter of an acre (0.26 acres). Double timber gates gives vehicular access from the country lane leading to a private enclosed driveway providing off-parking for up to 4 to 5 cars, outside lighting, electric car charging point. The driveway leads to an attached single garage - 18'8 x 8'6. Automatic roller door, light and power connected, uPVC double glazed personal door to the rear. The driveway and front garden gives a maximum depth from the lane of 50’. There are front and side gardens laid to lawn enjoying a selection of mature plants and trees, greenhouse, access on both sides of the property leads to side areas, one houses oil tank, outside lighting, uPVC double glazed door leads to the utility room.

At the rear of the property, there is a large, enclosed portion of lawned garden enjoying a selection of plants and shrubs. This area is enclosed by timber fencing and mature hedges. There is a sunken paved patio area with timber pergola, further paved patio with outside light, outside tap, further side garden area enjoying a selection of mature plants, shrubs and trees, detached timber garden shed.









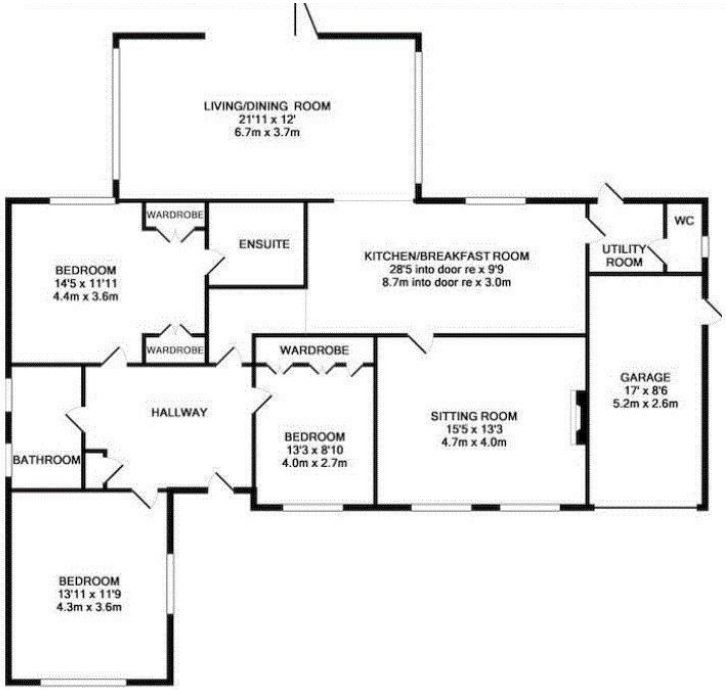


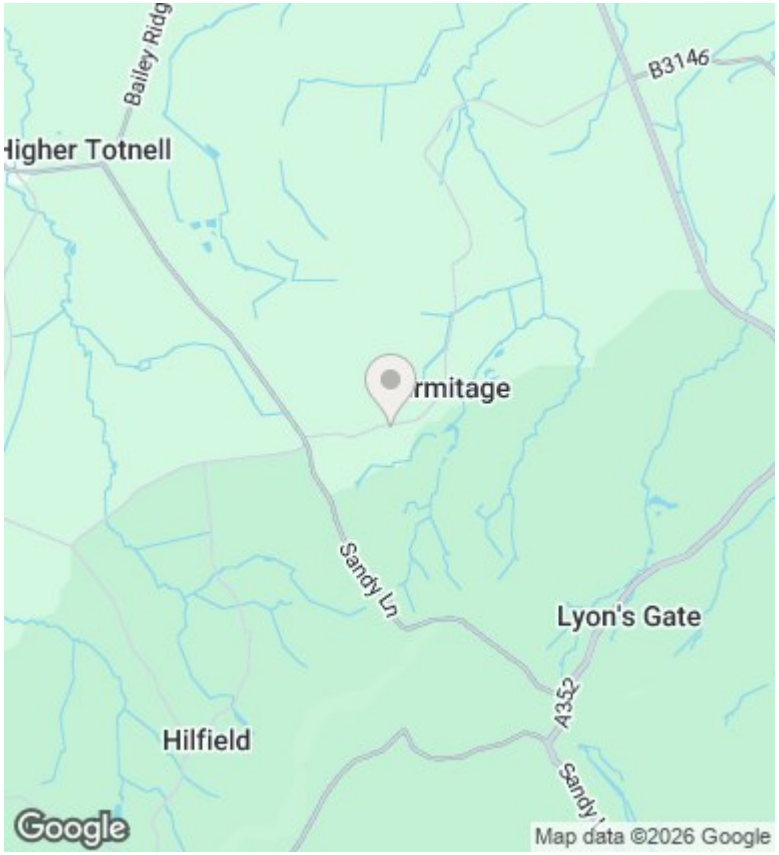












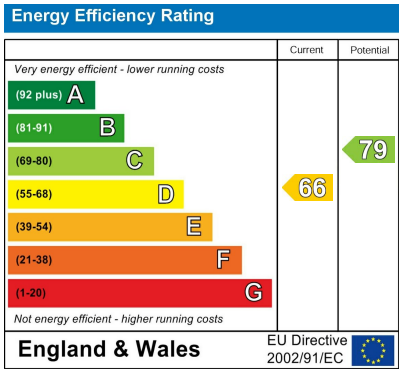
Directions

Viewings

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

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D



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