

# Rolfe East



## Brimble Cottages, Stourton Caundle, DT10 2JS

Guide Price £450,000

- SPACIOUS EXTENDED SEMI DETACHED HOUSE WITH 5 BEDROOMS (2164 SQUARE FEET).
- CONTEMPORARY OPEN-PLAN LIVING SPACE WITH KITCHEN OPENING ON TO GARDEN.
- MASTER DOUBLE BEDROOM WITH EN-SUITE SHOWER ROOM AND JULIET BALCONY.
- SHORT DRIVE TO SHERBORNE TOWN AND MAINLINE RAILWAY STATION TO LONDON.
- LARGE LEVEL SOUTH-FACING REAR GARDEN ENJOYING GOOD PRIVACY.
- SINGLE ATTACHED GARAGE AND PARKING FOR TWO CARS.
- TWO EN-SUITES, FIRST FLOOR FAMILY BATHROOM AND GROUND FLOOR SHOWER ROOM.
- PRESTIGIOUS VILLAGE ADDRESS IN DORSET.
- OIL FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- SHORT WALK TO PRETTY VILLAGE CENTRE AND NEARBY COUNTRYSIDE.

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# 11 Brimble Cottages, Stourton Caundle DT10 2JS

'11 Brimble Cottages' is a substantial, extended, semi-detached house with flexible accommodation extending to 2164 square feet. The property is situated in a popular residential cul-de-sac address just a moments' walk to the pretty village centre and popular pub. The house benefits from a large, south facing, level rear garden boasting a good degree of privacy. There is a large, single integral garage with automatic roller door and driveway parking for two cars at the front. There is a large, timber outbuilding at the rear. It is heated by oil-fired radiator central heating, a cast iron log burning stove and benefits from uPVC double glazing. The well laid out accommodation enjoys good levels of natural light from dual aspects and a sunny southerly aspect at the rear. It is beautifully presented and comprises entrance porch, entrance reception hall, sitting room, inner hall / snug, 'wow-factor' open-plan kitchen / dining room, rear lobby / boot room, utility room, walk-in pantry and ground floor shower room / WC. On the first floor, there is a generous landing area, impressive master double bedroom with vaulted feature ceiling and Juliet balcony plus en-suite shower room, four further bedrooms (one with en-suite shower room) and a family bathroom. The property boasts fantastic scope for extension and loft conversion, subject to the necessary planning permission. There are countryside and pretty village centre walks from nearby the front door – ideal as you do not have to put the children or the dogs in the car! It is only a very short walk to the pretty village centre and pub. Stourton Caundle is a particularly pretty, exclusive Dorset village that is full of attractive, character properties.



Council Tax Band: B



It is a short drive to the vibrant, 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 short drive to the mainline railway station making London Waterloo directly in just over two hours. Sherborne has 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 superb restaurant.

uPVC double glazed front door to

**ENTRANCE PORCH:** 5'9 maximum x 4'9 maximum. Quarry tiled floor, window to the front, electric light. Glazed and panel front door leads to

**ENTRANCE RECEPTION HALL:** 12'8 maximum x 6'8 maximum. A useful greeting area providing a heart to the home, staircase rises to the first floor, moulded dado rail, door leads to understairs storage cupboard space, contemporary radiator. Panel doors lead off the entrance reception hall to the main ground floor rooms.

**SITTING ROOM:** 12'9 maximum x 12'8 maximum. uPVC double glazed double French doors and side lights open onto the main rear garden boasting a sunny southerly aspect, picture rail, fireplace recess with cast iron log burning stove, paved hearth, fireside recess shelving, TV point.

**INNER HALL / OFFICE:** 8'4 maximum x 6' maximum. uPVC double glazed window to the front. Doors lead off the inner hall to further rooms.

**OPEN-PLAN KITCHEN / DINING ROOM:** 25'8 maximum x 17'10 maximum. A fantastic open-plan contemporary living space enjoying a light triple aspect. This superb living space is split into two main areas.

Dining room area - Floor tiles, picture rail, contemporary wall mounted radiator, fireplace recess with fire side fitted shelved.

Kitchen area - Comprising an extensive range of Shaker-style kitchen units comprising granite effect laminated worksurface and surrounds, ceramic Belfast sink with mixer tap over, a range of drawers and cupboards under, integrated dishwasher, integrated fridge and freezer, large stainless steel Stoves range-style oven with electric oven and grill, five burner induction electric hob, stainless steel splash back, stainless steel cooker hood extractor fan over, island unit, floor tiles, wall mounted contemporary radiator, two double glazed Velux ceiling windows to the side, two uPVC double glazed windows overlook the rear garden boasting a sunny southerly aspect, uPVC double glazed double French doors to the side, floor tiling. Panel door leads to

**WALK-IN LARDER CUPBOARD:** 9'1 maximum x 4'6 maximum. Space for upright fridge freezer, light and power connected, fitted shelves, tiled floor.

Panel door from the kitchen area leads to

**SIDE LOBBY:** 8'9 maximum x 3'5 maximum. uPVC double glazed door to the side, radiator, floor tiles. Internal door leads to attached garage. Further door from side lobby gives access to

**UTILITY ROOM:** 8'2 maximum x 7'8 maximum. Hardwood worksurface, ceramic Belfast sink with mixer tap over, tiled surrounds, a range of drawers under, space and plumbing for washing machine and tumble dryer, space for upright fridge freezer, fitted upright cupboard and wall mounted cupboard, uPVC double glazed window to the rear, floor tiles.

Panel door from the inner hall/office leads to the

**GROUND FLOOR SHOWER ROOM / WC:** 7'7 maximum x 5'11 maximum. Fitted low level WC, wash basin in worksurface with cupboards under, tiled splashback, glazed shower cubicle with wall mounted mains shower over, uPVC double glazed window to the front, floor tiles. Panel door leads to

**WALK-IN LINEN CUPBOARD:** 4'4 maximum x 4'3 maximum. Light and power connected, floor tiles, fitted shelving.

Staircase rises from the entrance reception hall to the

**FIRST FLOOR LANDING:** 21'8 maximum x 9'2 maximum. Two uPVC double glazed windows to the front. Radiator. Panel doors lead to fitted wardrobe cupboard space, two ceiling hatches to loft space. Panel doors lead off the landing to the first floor rooms.

**MASTER BEDROOM:** 20'11 maximum x 14'6 maximum. A simply huge main bedroom with excellent ceiling heights enjoying a light dual aspect with uPVC double glazed windows to the side, uPVC double glazed bi-folding doors to Juliet balcony overlooking the rear garden enjoying a sunny southerly aspect, extensive fitted wardrobe and cupboards, wall mounted contemporary radiator. Panel door leads to

**EN-SUITE SHOWER ROOM:** 7'5 maximum x 6'1 maximum. A modern white suite comprising low level WC, wash basin in worksurface with cupboards under, walk-in double sized shower cubicle with wall mounted mains shower over, chrome heated towel rail, illuminated wall mirror, fitted alcove shelving, extractor fan.

**BEDROOM TWO:** 11'8 maximum x 11'2 maximum. A second generous double bedroom, uPVC double glazed window overlooks the rear garden enjoying a sunny southerly aspect, radiator, picture rail. Door leads to fitted wardrobe.

**BEDROOM THREE:** 10'9 maximum x 10'4 maximum. A third double bedroom, uPVC double glazed window to the front, radiator, fitted wardrobe cupboard space. Panel door leads to

**EN-SUITE SHOWER ROOM:** 6'4 maximum x 5' maximum. A modern white suite comprising low level WC, wash basin over storage cupboards, glazed shower cubicle with wall mounted mains shower over, illuminated mirror, chrome heated towel rail, uPVC double glazed window to the side, extractor fan.

**BEDROOM FOUR:** 9'10 maximum x 9'3 maximum. A fourth double bedroom, uPVC double glazed window to the rear overlooks the rear garden boasting a sunny south facing aspect, radiator. Door leads to shelved cupboard space.

**BEDROOM FIVE / OFFICE:** 8'9 maximum x 7'7 maximum. uPVC double glazed window to the front, contemporary radiator.

#### **OUTSIDE:**

At the front of the property there is a portion of private driveway providing off road parking for 2 to 3 cars, outside security lighting, area to store recycling containers and wheelie bins. Driveway leads to

**INTEGRAL GARAGE:** 19'9 in depth x 10'5 in width. Automatic up-and-over garage door, light and power connected, personal door to the rear lobby. Garage houses oil-fired floor-standing Grant central heating boiler and pressurised hot water cylinder and immersion heater.

Timber gate at the side gives access to a side pathway, outside lighting leading to the

**MAIN REAR GARDEN:** 60' in depth x 49' in width. This generous rear garden enjoys a sunny south facing aspect and is level, laid mainly to lawn and enclosed by timber fencing. Outside tap, outside lighting, a range of well stocked timber bordered flowerbeds, patio seating area laid to stone chippings with outside light and outside power point.

**DETACHED TIMBER SHED / WORKSHOP:** 11'8 maximum x 7'10 maximum. Light and power connected.





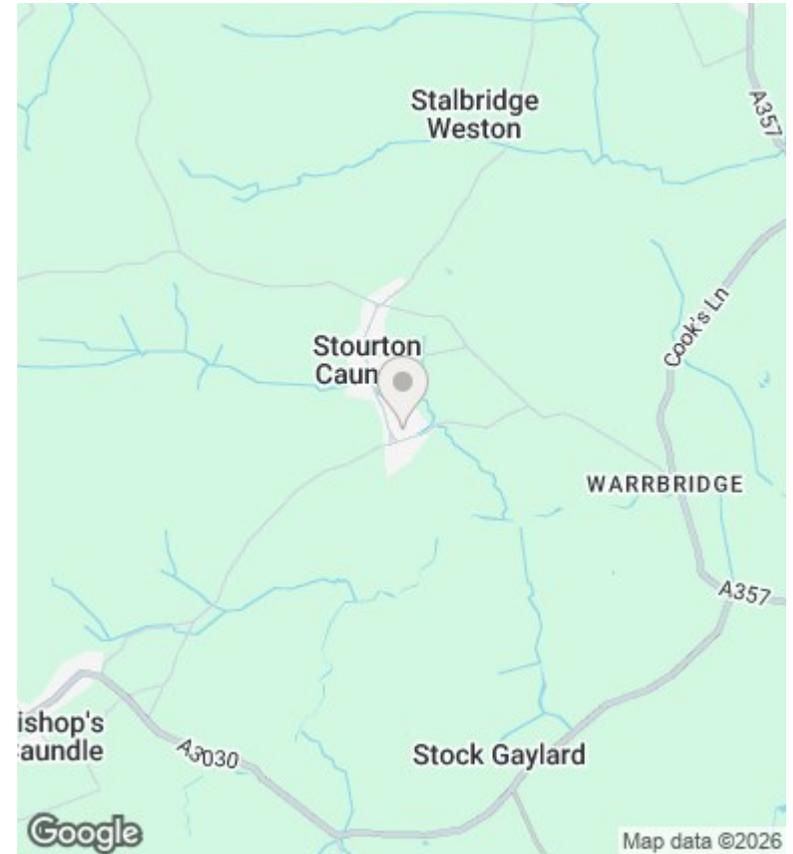
# Stourton Caundle, Sturminster Newton

Approximate Area = 2164 sq ft / 201. sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.



## Directions

## Viewings

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

## Council Tax Band

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	