

# Rolfe East



## Broad Common Cottages, Kings Stag, DT10 2BE

Offers In Excess Of £399,950

- SUBSTANTIAL EXTENDED SEMI-DETACHED HOUSE WITH FIVE BEDROOMS.
- REAR GARDEN BOASTS SUNNY WESTERLY ASPECT AND BACKS ON TO FIELDS.
- OIL FIRED RADIATOR CENTRAL HEATING, LOG BURNING STOVE, UPVC DOUBLE GLAZING.
- SHORT DRIVE TO SHERBORNE TOWN AND RAILWAY STATION TO LONDON WATERLOO.
- LARGE PLOT AND GARDENS EXTENDING TO 0.12 ACRES.
- SCOPE TO EXTEND AND CONVERT LOFT (subject to the necessary planning permission).
- SEMI-RURAL EDGE OF VILLAGE LOCATION.
- DRIVEWAY PARKING FOR 4-5 CARS.
- MASTER BEDROOM WITH COUNTRYSIDE VIEWS AND EN-SUITE SHOWER ROOM.
- SHORT WALK TO VILLAGE PUB, CAFE AND SHOP.

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

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



## 2 Broad Common Cottages, Kings Stag DT10 2BE

'2 Broad Common Cottages' is a substantial (1672 square feet), mature, extended, semi-detached house situated in a popular residential address, a short walk to the village centre amenities, pub and café. The house is a short drive to the pretty town centre of Sherborne and the mainline station to London Waterloo. This well-appointed home stands in a generous level plot and gardens extending to 0.12 acres approximately with the substantial rear garden enjoying a good degree of privacy, backing on to fields and boasting a sunny westerly aspect. There is ample private driveway parking at the front providing off road parking for four to five cars with scope for more, subject to consent. There are various outbuildings and large timber garden shed. The property offers scope for reconfiguration or extension at the rear (subject to the necessary planning permission). The property benefits from excellent levels of natural light from large feature windows, dual aspects and a sunny east to west aspect. It is enhanced by uPVC double glazing and is currently heated by an oil-fired radiator central heating system and cast iron log burner. The accommodation is well laid out and comprises entrance reception hall / office area, sitting room, large open plan kitchen / dining room, garden room and utility room / WC. On the first floor, there is a large landing area, master double bedroom with en-suite shower room, three further generous double bedrooms, a fifth bedroom / dressing room and a family bathroom. There is a large loft area that provides potential for conversion, subject to the necessary planning permission. 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! The property is a short distance of the pretty village centre. Kings Stag has a lively community with a popular village pub and café.



Council Tax Band: B



The historic town centre of Sherborne is a short drive away 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 two mainline railway stations making London Waterloo directly 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' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House.

Steps rise to front door with outside light. Double glazed front door leads to

**ENTRANCE RECEPTION HALL / OFFICE AREA:** 20'3 maximum x 10'3 maximum. A generous entrance reception greeting area providing double use as a study or playroom. uPVC double glazed windows to the side and front, two radiators, ceramic floor tiles, two uPVC double glazed windows to the side, staircase rises to the first floor. Door leads to understairs storage cupboard space. Large entrance leads to sitting room providing a full through-measurement of 30'2 maximum.

**SITTING ROOM:** 19'4 maximum x 12'5 maximum. A beautifully proportioned main reception room with large uPVC double glazed window to the front enjoying countryside views beyond neighbouring properties. uPVC double glazed double French doors open to the front with views enjoying an easterly aspect in the morning sun, radiator, period stone feature fire surround and hearth, cast iron log burning stove, TV point, telephone point. Entrance leads to kitchen dining room with a full through-measurement of 21'.

**KITCHEN DINING ROOM:** 30'1 maximum x 9' maximum. This room is split into two areas.

Dining room area - Fitted shelves, storage drawers and fitted cupboard, uPVC double glazed window overlooks the garden, radiator.

Kitchen area - A range of panelled kitchen units comprising laminated worksurface, tiled surrounds, inset one and a half sink bowl and drainer unit with mixer tap over, a range of drawers and cupboards under, space and point for electric oven, space and plumbing for dishwasher, recess provides space for upright fridge freezer, a range of matching wall mounted cupboards, wall mounted cooker hood extractor fan, shelved larder cupboard, internal windows to the rear. Entrances from the kitchen dining room lead back to the entrance hall and the sitting room. Pine stable door leads to

**GARDEN ROOM / UTILITY ROOM:** 16'1 maximum x 8'7 maximum. uPVC double glazed windows and doors open overlook the rear garden boasting a westerly aspect and the afternoon sun, with countryside views, radiator, laminated worksurface, cupboards

under, floor standing oil-fired central heating boiler.

Panel door from the entrance reception hall leads to

**UTILITY ROOM / GROUND FLOOR WC:** 6'4 x 5'9 maximum. Solid timber worksurface and surrounds, ceramic Belfast sink with mixer tap over, fitted cupboards under, space and plumbing for washing machine, fitted low level WC, uPVC double glazed window to the front, extractor fan, wall mounted shelving, ceramic floor tiles, radiator.

Staircase rises from the entrance hall to the first floor, uPVC double glazed stairwell window to the side.

**FIRST FLOOR LANDING:** uPVC double glazed window to the rear overlooks the rear garden boasting countryside views, radiator. This generous landing area offers space for a further office area, ceiling hatch. Doors lead off the landing to the first floor rooms.

**MASTER BEDROOM:** 16' maximum x 10'3 maximum. A generous double bedroom, uPVC double glazed window to the front enjoying an easterly aspect and extensive countryside views beyond neighbouring properties, radiator. Panel door leads to

**EN-SUITE SHOWER ROOM:** 7'2 maximum x 7' maximum. A fitted white suite comprising low level WC, wash basin on oak worksurface with cupboards under, tiled splashback, glazed shower cubicle with wall mounted electric shower over, tiled surrounds, uPVC double glazed window to the side, extractor fan, chrome heated towel rail.

**BEDROOM TWO:** 10'10 maximum x 10'6 maximum. A second double bedroom, uPVC double glazed window to the front boasting an easterly aspect and extensive countryside views beyond neighbouring properties, radiator, fitted shelf units.

**BEDROOM THREE:** 10'3 maximum x 8'1 maximum. A third double bedroom, uPVC double glazed window to the rear overlooks the rear garden boasting a westerly aspect and countryside views, radiator.

**BEDROOM FOUR:** 7'6 maximum x 10'11 maximum. uPVC double glazed window to the front enjoying an easterly aspect and extensive countryside views beyond neighbouring properties, radiator.

**BEDROOM FIVE / DRESSING ROOM:** 11'2 maximum into recess x 9'7 maximum. uPVC double glazed window to the rear boasting a westerly aspect, views across the rear garden to fields beyond, radiator.



**FIRST FLOOR FAMILY BATHROOM:** 7' maximum x 6'11 maximum. A period-style white suite comprising low level WC, pedestal wash basin, roll top bath on ball-and-claw feet with mains shower tap arrangement over, shower rail, tiling to splash prone areas, uPVC double glazed window to the rear, chrome heated towel rail, extractor fan.

#### **OUTSIDE:**

This mature, extended property stands in a generous level plot extending to 0.12 acres approximately.

Double timber five bar gate gives vehicular access from the road to a private driveway giving a depth of 42'4 from the road. The driveway offers off road parking for 5 cars or more, outside security lighting. The front garden is laid to lawn and enclosed by timber fencing. This area offers further parking if required. Steps rise to the front door.

Side pathway and side area, outside lighting, outside tap, side pathway leads to timber gate giving access to the rear garden.

**THE MAIN REAR GARDEN** measures approximately 90' in length x 30' maximum in width. The rear garden is laid mainly to lawn and backs onto countryside and fields. It boasts a westerly aspect and the afternoon sun, paved patio seating area, a variety of vegetable plots, borders, fishpond, timber garden shed.

**GARDENERS WC:** High level flushing WC, tap, electric heater and light connected,

**ATTACHED TIMBER LOG STORE**

**ATTACHED TIMBER GARDEN STORE**

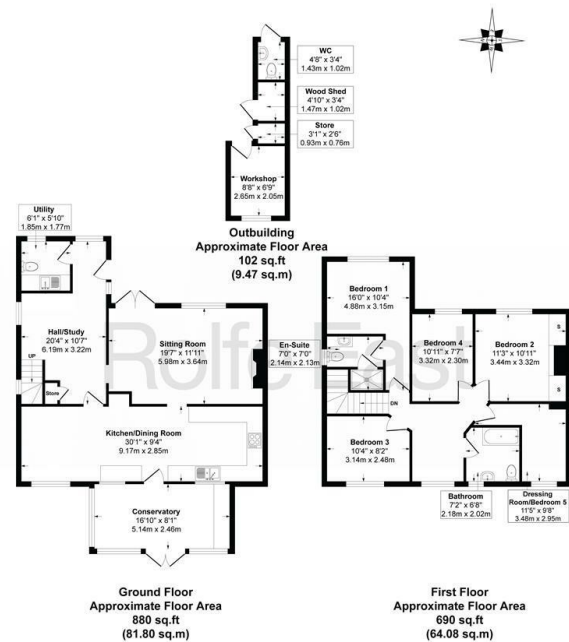
**FURTHER WORKSHOP:** 8'9 maximum x 6'8 maximum. Window to the rear, light and power connected, greenhouse.







Broad Common Cottages, Kings Stag, Dorset, DT10



Approximate Gross Internal Floor Area 1,672 sq. ft / 155.35 sq. m  
© 2024 Rolfe East Sherborne. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. While every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.

Directions

Viewings

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

Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC