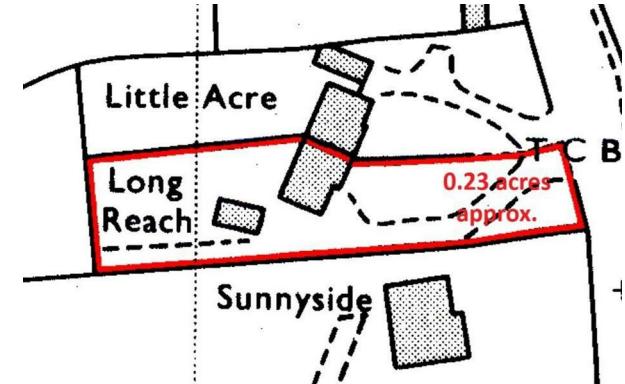


# Rolfe East



**Longburton, DT9 5PD**

Guide Price £399,950

- MATURE EXTENDED 2-3 DOUBLE BEDROOM SEMI-DETACHED HOUSE (1553 square feet).
- SINGLE GARAGE CURRENTLY SPLIT IN TO UTILITY ROOM AND STORE ROOM.
- FLEXIBLE ACCOMMODATION WITH GROUND FLOOR DOUBLE BEDROOM / 2nd RECEPTION.
- SHORT DRIVE TO SHERBORNE TOWN AND RAILWAY STATION TO LONDON WATERLOO.
- LONG FRONT GARDEN AND SWEEPING DRIVEWAY APPROACH.
- uPVC DOUBLE GLAZING, OIL FIRED RADIATOR CENTRAL HEATING AND LOG BURNER.
- POPULAR VILLAGE CENTRE ADDRESS.
- IMPRESSIVE LEVEL PLOT AND GARDENS EXTENDING TO A QUARTER OF AN ACRE.
- NEW KITCHEN AND BATHROOM.
- SHORT WALK TO PRETTY VILLAGE CENTRE AND PUB.

# Long Reach , Longburton DT9 5PD

A mature, spacious (1553 square feet), extended, semi-detached house situated in a generous level plot and gardens extending to just under a quarter of an acre (0.23 acres approximately). This lovely home is situated in the heart of this pretty, popular Dorset village, only a short walk to the village pub and church. It enjoys lovely countryside walks from nearby the front door - ideal as you do not need to put the children or the dogs in the car! This unique house boasts an impressive, long sweeping driveway approach providing off road parking for four cars and a detached single garage. The property is enhanced by uPVC double glazing and oil fired radiator central heating plus a cast iron log burning stove. The well laid out, flexible accommodation enjoys good levels of natural light and comprises entrance hall, dining room/ ground floor double bedroom three, open plan kitchen / breakfast room with recently fitted Shaker-style kitchen units, sitting room and downstairs WC. On the first floor there is a landing area, two double bedrooms and a recently fitted luxury family bathroom. The garage has been converted to a store room and separate utility room. It is only a short drive to the centre of Sherborne town with its coveted boutique high street and bustling out and about culture, markets, cafes, Waitrose store, restaurants, world famous private schools, breathtaking abbey building 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' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House. The village of Longburton boasts a church and a country public house - both within walking distance of this property. There are superb countryside walks from nearby the front door of this property. **THIS PROPERTY MUST BE VIEWED TO BE APPRECIATED.**



Council Tax Band: D



uPVC double glazed front door leads to

**ENTRANCE RECEPTION HALL:** 12'5 maximum x 6'6 maximum. A generous greeting area providing a heart to the home, uPVC double glazed windows to the front and side, staircase rises to the first floor, radiator, timber moulded skirting boards and architraves, timber effect flooring. Pine doors lead off to the main ground floor rooms.

**DINING ROOM / BEDROOM THREE:** 15' maximum x 10'10 maximum. Feature fireplace recess with herringbone brick hearth, timber effect flooring, uPVC double glazed window to the front boasting a sunny south easterly aspect, radiator, moulded skirting boards and architraves.

**OPEN-PLAN KITCHEN BREAKFAST ROOM:** 16'9 maximum x 15' maximum. An impressive, open-plan kitchen breakfast room boasting an extensive range of recently replaced Shaker-style kitchen units with quartz effect laminated worksurface and surrounds, inset one and a half sink bowl and drainer unit with mixer tap over, inset electric induction hob, glass splashback, wall mounted cooker hood extractor fan over, a range of drawers, cupboard and pan drawers under, integrated Miele dishwasher, recess provides space for American-style fridge freezer, built in eye level electric oven and Bosh microwave above, a range of matching wall mounted cupboards, radiator, breakfast bar with cupboards under, timber effect flooring, uPVC double glazed windows to the side and front, inset feature ceiling lighting, exposed beams. Pine latch door leads to understairs storage cupboard space. Further pine doors lead to cupboard housing upright freezer, light and power connected. Pine panel door from the kitchen breakfast room leads to

**CLOAKROOM / WC:** 5'10 maximum x 3'6 maximum. Fitted low level WC, ceramic wash basin in worksurface with cupboards under, uPVC double glazed window to the side, radiator.

Pine panel door leads from the kitchen breakfast room to the

**SITTING ROOM:** 21'4 maximum x 12'9 maximum. A well proportioned, well presented main reception room, uPVC double glazed double doors and side lights open onto the main rear garden, uPVC double glazed window to the side, brick feature fireplace with cast iron log burning stove, brick paved hearth, timber effect flooring, radiator.

Staircase rises from the entrance reception hall to the first floor landing, uPVC double glazed window to the rear, radiator, ceiling hatch and loft ladder to loft storage space. Pine panel doors lead off the landing to the first floor rooms.

**BEDROOM ONE:** 15'4 maximum x 10'9 maximum. A generous double bedroom, two uPVC double glazed windows to the side, two radiators, timber effect laminate flooring, pine doors lead to fitted wardrobe cupboard space.

**BEDROOM TWO:** 10'11 maximum x 9'1 maximum. A second generous double bedroom, uPVC double glazed window to the front boasting a south easterly aspect, radiator, door leads to fitted wardrobe cupboard space.

**FAMILY BATHROOM:** 7'11 maximum x 8'10 maximum. A recently replaced luxury bathroom comprising low level WC, ceramic wash basin on timber worksurface with cupboards under, free standing bath with shower tap arrangement over, separate glazed shower cubicle with wall mounted mains shower, tiling to splash prone

areas, exposed brick work, timber effect laminate flooring, uPVC double glazed window to the rear, extractor fan.

#### OUTSIDE:

This property stands in a generous level plot extending to just under a quarter of an acre (0.23 acres approximately). A dropped curb gives vehicular access to a long driveway owned by Long Reach but shared with the property behind Long Reach - The Leas. The driveway and lawned front garden give a depth of approximately 100' from the road. The front garden is laid mainly to lawn and boasts mature trees, plants, feature period style lantern. Driveway parking area for 4-5 cars, outside lighting, outside power point, area to store recycling containers and wheelie bins. Driveway leads to

**DETACHED GARAGE:** Up and over door. The garage is currently split into two rooms, storage room and utility room.

Room one: 13' x 9'2.

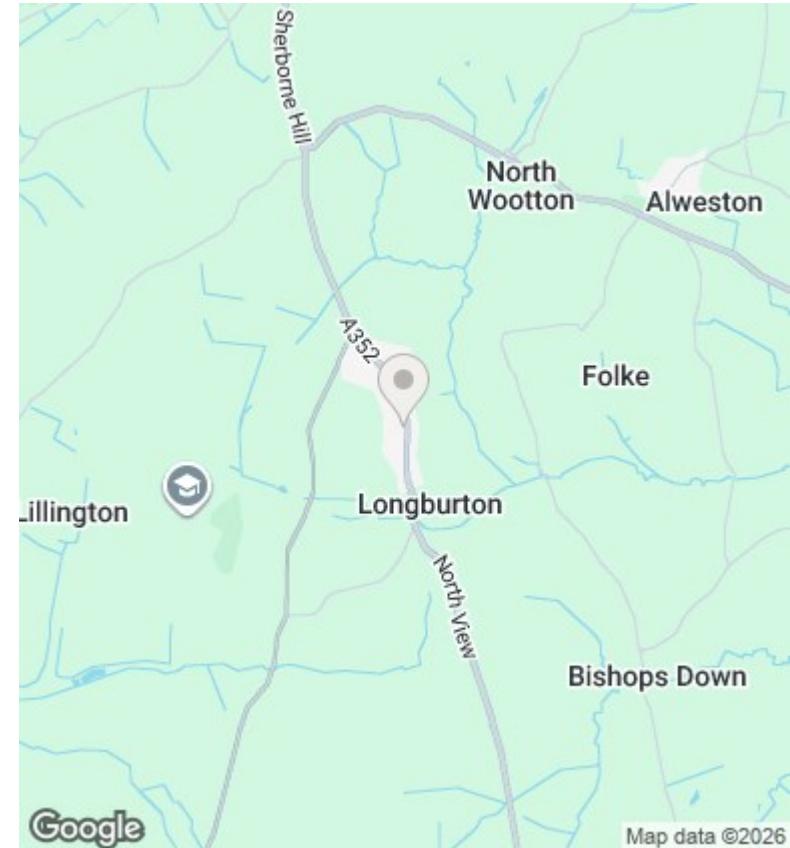
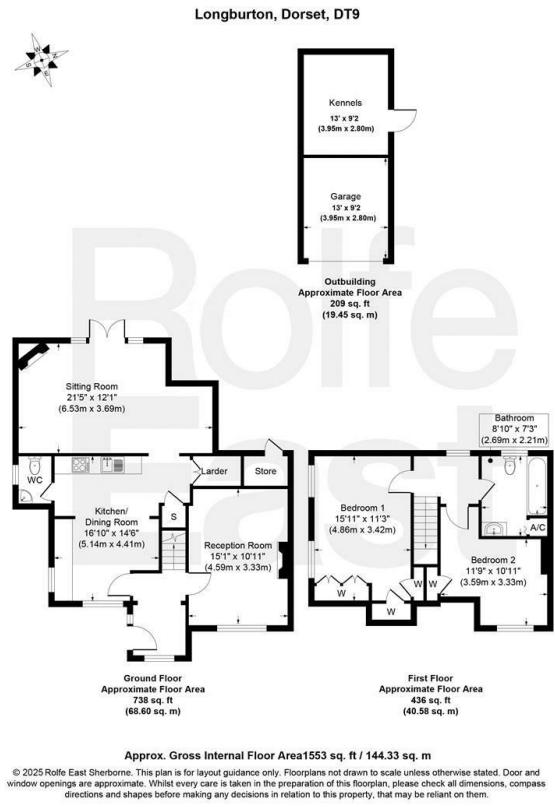
Room two: 13' 9'2.

Timber side gate from the driveway area gives side access to the

**MAIN REAR GARDEN:** Approximately 75' in depth x 43' in width. This large rear garden is laid mainly to lawn and enclosed by timber panel fencing and mature hedges. There is a stone paved patio seating area with outside lighting, outside tap, a variety of timber bordered flowerbeds, timber pergola area, further timber decked area.







## Directions

## Viewings

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

## Council Tax Band

D

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC