

# Rolfe East



**Bristol Road, Sherborne, DT9**

Asking Price £700,000

- HI-SPEC DETACHED HOME RENOVATED TO A STYLISH STANDARD THROUGHOUT.
- 'WOW-FACTOR' HIGH END OPEN PLAN KITCHEN FAMILY ROOM.
- SOUTH-FACING LANDSCAPED GARDEN AND STUNNING SUN TERRACE. (0.16 acres approx).
- SHORT WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.
- 'TUCKED AWAY' HILLSIDE LOCATION WITH VIEWS OF SHERBORNE ABBEY AND TOWN.
- 36'1 x 19'3 HUGE ATTIC ROOM / BEDROOM BOASTING AMAZING TOWN VIEWS.
- GAS FIRED CENTRAL HEATING WITH NEW BOILER AND uPVC DOUBLE GLAZING.
- FLEXIBLE LIGHT ACCOMMODATION EXTENDING TO 2619 SQUARE FEET.
- SINGLE GARAGE AND PRIVATE DRIVEWAY PARKING FOR 3-4 CARS.
- FOUR RECEPTION ROOMS, FOUR DOUBLE BEDROOMS, TWO BATHROOMS PLUS OFFICE.

# Bristol Road, Sherborne, DT9

VIEWS OF SHERBORNE ABBEY! 'Aird House' is a simply stunning, mature, detached house (2619 square feet) situated in a fantastic 'tucked away' residential address, a short walk to Sherborne town centre and mainline railway station to London Waterloo. This substantial, imposing home has been the subject of much recent, tasteful remodelling and interior design. It boasts a contemporary open-plan kitchen family room with recently fitted high-end Sheraton kitchen units. The house occupies a generous plot (0.16 acres approximately) with the main garden at the front enjoying a sunny south-facing aspect and good privacy plus a very private sun terrace and al-fresco eating area at the side. There is private driveway parking for three to four cars leading to a detached single garage. The house is heated by a mains gas fired radiator central heating system with recently fitted Worcester boiler and also benefits from uPVC double

 5  2  4  D

Council Tax Band: F



glazing. The well-arranged accommodation is deceptively spacious and boasts good levels of natural light, comprising entrance porch / boot room, dining hall, sitting room, conservatory, study / ground floor bedroom five, 'wow-factor' open plan kitchen family room, utility room and ground floor WC / cloakroom. On the first floor, there is a landing area, master double bedroom with en-suite shower room and walk-in wardrobe, two further double bedrooms and a family bathroom. On the second floor, there is a large fourth double bedroom / attic room boasting amazing views of Sherborne town and the hills and countryside beyond. The house offers potential to extend, subject to the necessary planning permission. There are superb countryside walks not far from the front door at The Quarr Nature Reserve, Purleigh, The Water Meadows and The Sherborne Castles – ideal as you do not have to put the kids and the dogs in the car! The property is a short walk to the sought-after, historic town centre of Sherborne with its superb boutique high street.

The historic town centre of Sherborne boasts cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. It also is a short walk to the mainline railway station making London Waterloo in just over two hours. This property is ideal for aspiring couples and families looking for somewhere pleasant to settle in this idyllic area. It also may appeal to the pied-a-terre market or letting / holiday letting market from cash buyers linked with the local schools. This high specification home must be viewed internally to be fully appreciated.



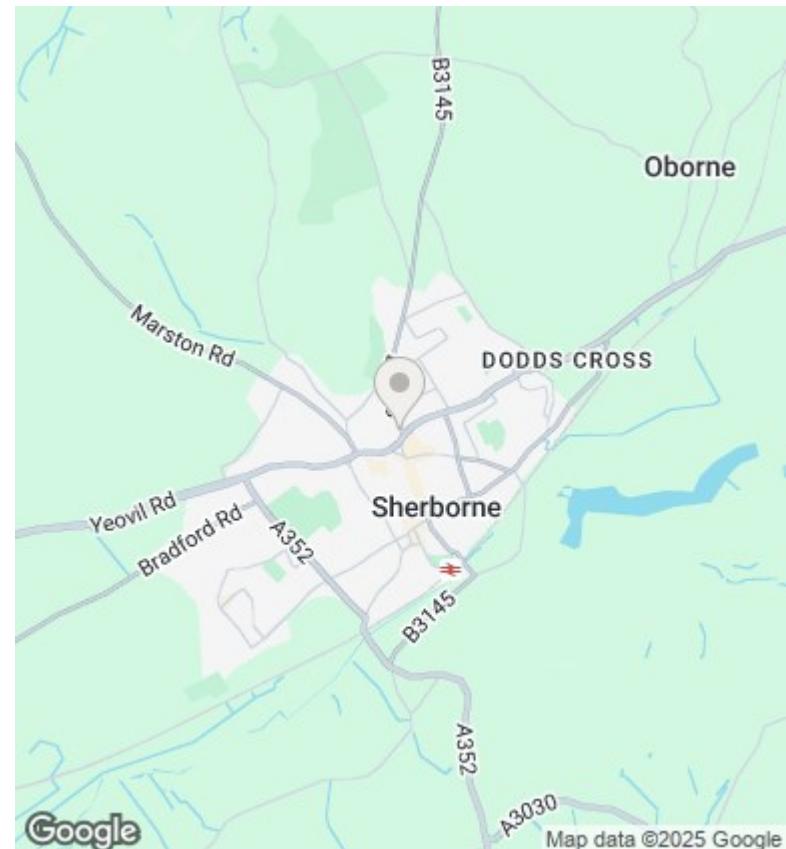


© 2024 Rolfe East. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. Whilst every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.

## Bristol Road, Sherborne, Dorset, DT9

Approximate Area = 2,467 sq ft / 229.35 sq m  
 Garage = 152 sq ft / 14.17 sq m  
 Total = 2,619 sq ft / 243.52 sq m

For identification only - Not to scale



## Viewings

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

## Council Tax Band

F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	59	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	