Rolfe East

Vartenham Close, Milborne Port, DT9 5FY

Open To Offers £475,000

- IMMACULATE DETACHED HOUSE WITH FOUR DOUBLE BEDROOMS (1539 square feet).
- SINGLE GARAGE AND PARKING FOR TWO CARS.
- EXCELLENT EPC EFFICIENCY RATING - BAND B!
- SHORT WALK TO TOP VILLAGE AMENITIES / SHORT DRIVE TO SHERBORNE TOWN.
- FRONTING ON TO SAFE TRAFFIC FREE WALKWAY.
- LANDSCAPED PRIVATE REAR GARDEN.
- STYLISH OPEN-PLAN KITCHEN DINING ROOM WITH BI-FOLDING DOORS ON TO GARDEN.
- SOUTH FACING VIEWS AT THE FRONT OVER FIELDS, VILLAGE AND THE PARISH CHURCH.
- BUILT IN 2021 AND BENEFITTING FROM THE REMAINDER OF AN NHBC GUARANTEE.
- GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.

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An immaculate, modern, detached house (1539 square feet) built in 2021 and set in enviable ‘tucked-away’ cul-de-sac position overlooking fields at the front enjoying south-facing views towards the village and church, in this popular modern development. The house is a short walk to the pretty village centre and amenities. It is also a short drive to the town centre of Sherborne and the mainline railway station to London Waterloo. The gardens are situated at the rear of the house and are beautifully presented having been recently landscaped. There is driveway parking for two cars leading to a single garage. The property benefits from a gas-fired radiator central heating system and uPVC double glazing as well as bi-folding doors leading from the open-plan kitchen dining room on to the rear garden – ideal for summer time al-fresco dining! There are fabulous countryside walks from nearby the front door. The well-arranged, flexible accommodation enjoys good levels of natural light and comprises entrance reception hall, sitting room, open-plan kitchen / dining room, office and utility room / WC. On the first floor, there is a landing area, master bedroom with en-suite shower room and dressing area, three further generous double bedrooms and a family bathroom. The property is in excellent, tasteful decorative order throughout and benefits from the remainder of a 10 year NHBC. The house is within a stones throw of the village centre, church, public house, primary school and village shops. Milborne Port boasts The Clockspire - a superb new restaurant, a brand new Co-op mini supermarket and a very good doctors surgery. The historic town centre of Sherborne is only 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 also has good access to the mainline railway station making London Waterloo in just over two hours.

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Council Tax Band: E

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.

Paved pathway leads to storm porch with outside light, double glazed front door with side light opens to the entrance reception hall.

Entrance Reception Hall – 15’ Maximum x 7’ Maximum
A useful greeting area providing a heart to the home, staircase rises to the first floor, Karndean timber effect flooring, radiator, door leads to understairs cupboard space with space of tumble dryer, telephone point and power point connected, panelled doors lead off the entrance reception hall to the main ground floor rooms.

Sitting Room – 16’7 Maximum x 11’1 Maximum
A beautifully presented main reception room enjoying a light dual aspect with large feature uPVC double glazed window to the front enjoying a sunny southerly aspect with views over the traffic free walk way to fields beyond, uPVC double glazed window to the side, two radiators, TV point, telephone point, timber effect Karndean flooring.

Open-plan kitchen dining room – 25’6 Maximum x 12’6 Maximum
A impressive open-plan kitchen dining room enjoying a range of contemporary Shaker-style kitchen units comprising timber effect laminated work surface and surrounds, inset stainless steel one and a half sink bowl and drainer unit, mixer tap over, inset stainless steel five burner gas hob with stainless steel cooker hood extractor fan over, glass splash back, a range of pan drawers and cupboards under, integrated dishwasher, integrated fridge and freezer, built in eye level stainless steel electric oven and grill, a range of matching wall mounted cupboards, inset LED ceiling lighting, timber effect Karndean flooring, double glazed bi-folding doors open on to the rear garden, two radiators.

Office – 6’7 Maximum x 6’7 Maximum
uPVC doubled glaze window to the front enjoying pleasant views across the traffic free walkway to hills beyond, sunny southerly aspect, radiator, timber effect Karndean flooring, telephone point.

Cloakroom / Utility room – 6’8 Maximum x 6’7 Maximum
A modern white suite comprising pedestal wash basin, tiled splashback, low level WC, worksurface with fitted cupboards under, integrated washing machine, uPVC double glazed window to the side, extractor fan, radiator, timber effect Karndean flooring.

Staircase rises from the entrance reception hall to the first floor landing.

First floor landing – Ceiling hatch to loft space, double doors lead from the landing to large cupboard, doors lead off the landing to the first floor rooms.

Master Bedroom – 15’ Maximum x 12’10 Maximum
A generous double bedroom, uPVC double glazed window to the front with views across the fields and a sunny southerly aspect, radiator, telephone point, TV point, dressing area with sliding mirror doors leading to fitted wardrobes, radiator in dressing area, doors lead from the dressing area to en-suite shower room.

En-suite Shower room – 7’7 Maximum x 4’7 Maximum
A contemporary white suite comprising fitted low level WC, pedestal wash basin, tiled splashback, walk-in double sized shower cubicle with glazed screen, wall mounted mains rain shower over with separate hand held shower unit, chrome heated towel rail, extractor fan, shaver point, uPVC double glazed window to the side, spot lighting, timber effect Karndean floor.

Bedroom Two – 12’9 Maximum x 12’3 Maximum into recess.
A generous double bedroom, uPVC double glazed window to the front enjoying south facing views across the fields incorporating local church radiator.

Bedroom Three – 11’9 into recess x 8’ Maximum

Another double bedroom, uPVC double glazed window to the rear overlooks the rear garden, radiator.

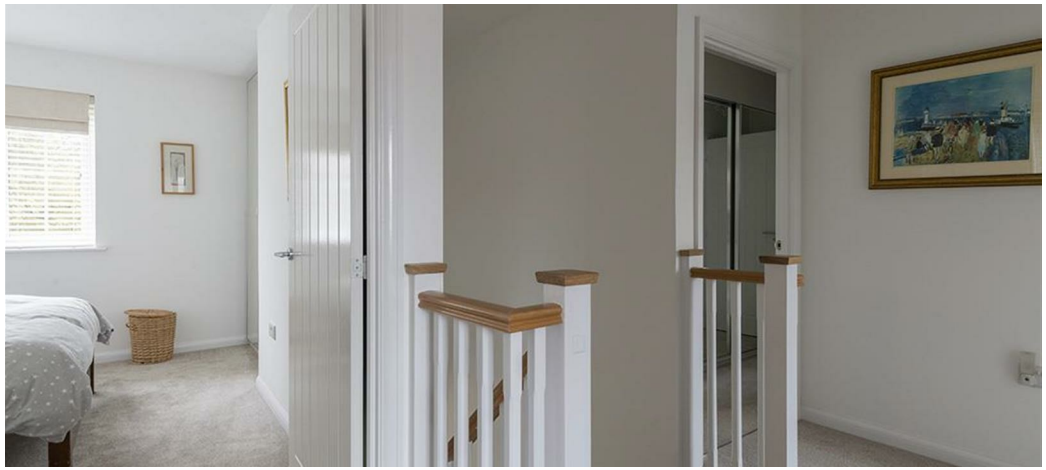
Bedroom Four – 13’4 Maximum x 8’ Maximum
A generous fourth bedroom, uPVC double glazed window to the rear overlooks the rear garden, radiator.

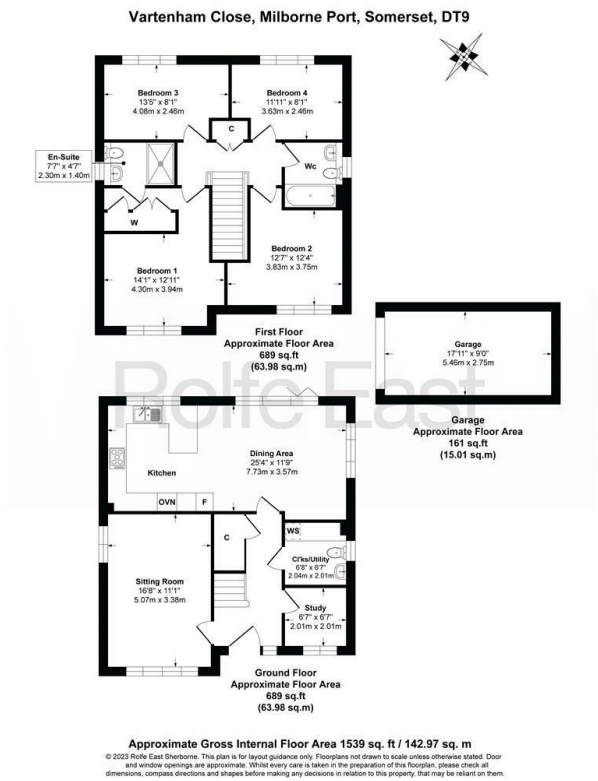
Family Bathroom – 7’ Maximum x 6’3 Maximum
A modern white suite comprising low level WC, pedestal wash basin, tiled splashback, panelled bath with glazed shower screen over, wall mounted mains shower tap arrangement, tiling to splash prone areas, uPVC double glazed window to the side, chrome heated towel rail, Kardean timber effect flooring.

Outside
At the front of the property, the front garden is laid to stone chippings and a variety of well stocked flower beds and borders including some mature shrubs and hedges, paved pathway leads to storm porch with outside lighting. The property fronts on to a pleasant traffic free walkway with fields beyond.

At the rear of the property is a particularly pretty rear garden measuring 36’5 in width x 25’6 in depth. The rear garden has been recently landscaped and laid mainly to lawn, large paved patio area with outside tap and outside security lighting, a variety of timber bordered flower beds, side area housing timber garden shed. The rear garden is enclosed by walls and timber panelled fencing, area to store recycling containers and wheelie bins. At the rear, private garden gate gives access to the parking area. This property comes with allocated parking for 2 cars leading to single garage.

Single Garage – 18’2 in depth x 9’ in width
Up-and-over garage door, rafter storage above.





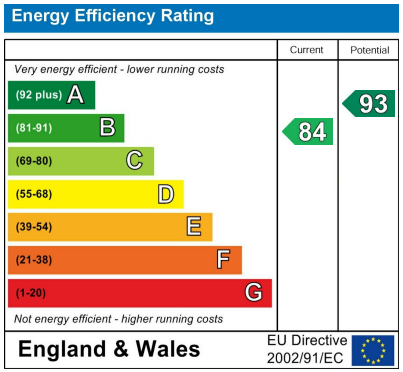
Directions

Viewings

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

Council Tax Band

E



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