

Rolfe East



Castleton Court, Sherborne, DT9 3FD

Guide Price £535,000

- HANDSOME, SPACIOUS, PERIOD-STYLE MODERN SEMI-DETACHED HOUSE (1267 sq ft).
- EXCELLENT PLOT SIZE WITH GENEROUS REAR GARDEN AND SUNNY SOUTHERLY ASPECT.
- EXCELLENT LEVELS OF NATURAL LIGHT FROM SUNNY SOUTHERLY ASPECT.
- SHORT WALK TO SHERBORNE CENTRE AND MAINLINE RAILWAY STATION TO LONDON.
- SINGLE CARPORT AND DRIVEWAY PARKING FOR 2-3 CARS.
- BESPOKE PERIOD STYLE DOUBLE GLAZED SASH WINDOWS AND GOOD CEILING HEIGHTS.
- CONTEMPORARY OPEN-PLAN ACCOMMODATION.
- EXCELLENT RESIDENTIAL PRIVATE ENCLAVE ON SMALL LANE NEAR FOSTERS FIELD.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING.
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM.

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

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

Bramley, 4 Castleton Court, Sherborne DT9 3FD

NO FURTHER CHAIN. '4 Castleton Court' is an attractive, period-style, modern, semi-detached house (1267 square feet) situated in a highly sought-after, 'tucked away' residential address very near Fosters Field on a small lane, a short walk to Sherborne town centre, Waitrose store and the mainline railway station to London Waterloo. Castleton Court is a peaceful and private enclave of only 7 properties. There are country walks from nearby the front door at Purlieu Meadows and the Sherborne Castles—ideal as you do not need to put the children or the dogs in the car! There is private off-road parking for two to three cars plus a single carport. The property boasts a generous, level rear garden enjoying a good degree of privacy and a sunny south easterly aspect. The property is in fine decorative order throughout and benefits from good levels of natural light. It benefits from timber period-style double glazing with sash windows and also benefits from mains gas fired radiator central heating. The accommodation is well laid out and comprises entrance reception hall, sitting room / dining room, kitchen / breakfast room and cloakroom / WC. On the first floor there is a landing area, generous master double bedroom with en-suite shower room and lovely views, two further bedrooms and a family bathroom. The house is a short walk to the 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 walk to the mainline railway station 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. THIS SUPERB PROPERTY MUST BE VIEWED! NO FURTHER CHAIN.



Council Tax Band: D



Glazed and panel front door leads to

ENTRANCE RECEPTION HALL: 16'1 maximum x 7'6 maximum. A useful greeting area providing a heart to the home, excellent ceiling heights, staircase rises to the first floor, radiator with decorative cover leads to understairs storage cupboard space, radiator and decorative cover. Panel doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM / DINING ROOM: 20'9 maximum x 14'2 maximum. A generous main reception room, period-style stone fire surround and hearth with electric fire. This room enjoys a light dual aspect with double glazed period-style sash window to the side boasting a westerly aspect and the afternoon sun, double glazed double French doors and side lights open onto rear garden boasting views across the garden and a sunny southerly aspect, views to hills and countryside beyond neighbouring properties, moulded skirting boards and architraves, TV point, telephone point, two radiators and decorative covers.

KITCHEN / BREAKFAST ROOM: 15'5 maximum x 10'3 maximum. Another well-proportioned room, a light dual aspect with bespoke double glazed period-style sash window to the front, period-style double glazed sash window to the front and a sunny southerly aspect, an extensive range of timber panelled kitchen units comprising composite granite effect worksurface, decorative tiled surrounds, double circular inset stainless steel sink bowls with mixer taps over, inset electric hob with electric oven under, a range of drawers and cupboards under, integrated dishwasher, space and plumbing for washing machine, integrated fridge and freezer, a range of matching wall mounted cupboards with under unit lighting, wall mounted cooker hood extractor fan, wall mounted cupboard houses mains gas fired boiler, radiator, ceramic floor

tiles, inset ceiling lighting.

CLOAKROOM / WC: 7'8 maximum x 3'6 maximum. Fitted low level WC, pedestal wash basin, tiled splash back, radiator, tiled floor, extractor fan.

Staircase rises from the entrance reception hall to the

FIRST FLOOR LANDING: 9'7 maximum x 12'3 maximum. A generous landing area, radiator with decorative cover, moulded skirting boards and architraves, ceiling hatch and ladder to loft space. Panel door from the landing leads to the airing cupboard housing pressurised hot water cylinder and immersion heater, slatted shelving. Panel doors lead off the landing to the first floor rooms.

MASTER BEDROOM: 14'3 maximum x 14'8 maximum. A generous double bedroom, bespoke period-style double glazed sash window to the rear overlooks the rear garden, extensive countryside views beyond neighbouring properties and a sunny southerly aspect, radiator. Double doors lead to fitted wardrobe cupboard space. Panel door to leads

EN-SUITE SHOWER ROOM: 8'2 maximum x 4'4 maximum. A modern white suite comprising low level WC, pedestal wash basin, glazed corner shower cubicle with wall mounted mains shower over, tiling to splash prone areas, wall mounted heated towel rail, extractor fan, ceramic floor tiles.

BEDROOM TWO: 14'3 maximum x 8'3 maximum. A second generous double bedroom, two period-style double glazed sash windows to the front, moulded skirting boards and architraves,

radiator.

BEDROOM THREE: 8'8 maximum x 6'10 maximum. A generous third bedroom, double glazed window to the rear enjoying countryside views beyond neighbouring properties and sunny southerly aspect, radiator.

FAMILY BATHROOM: 5'10 maximum x 7'1 maximum. A modern white suite comprising low level WC, pedestal wash basin, panel bath with glazed shower screen over, wall mounted mains shower over, tiling to splash prone area, extractor fan, tiled floor, heated towel rail.

OUTSIDE:

At the front of the property, there is off road parking for two cars. Paved pathway leads to the front door with outside light, miniature walls with attractive wrought iron railings. Timber gate gives access to side pathway leads to the main rear garden.

MAIN REAR GARDEN: 23'4 in depth x 25' in width approximately. This level garden enjoys a sunny south-facing aspect and is laid mainly to lawn. There is a stone paved patio area and it is enclosed by brick walls and timber panel fencing and boasts a variety of well stocked flowerbeds and borders including some mature trees and shrubs. It enjoys countryside and hills views beyond neighbouring properties. Detached timber summer house, side area provides space for recycling containers and wheelie bins, outside power point and tap.

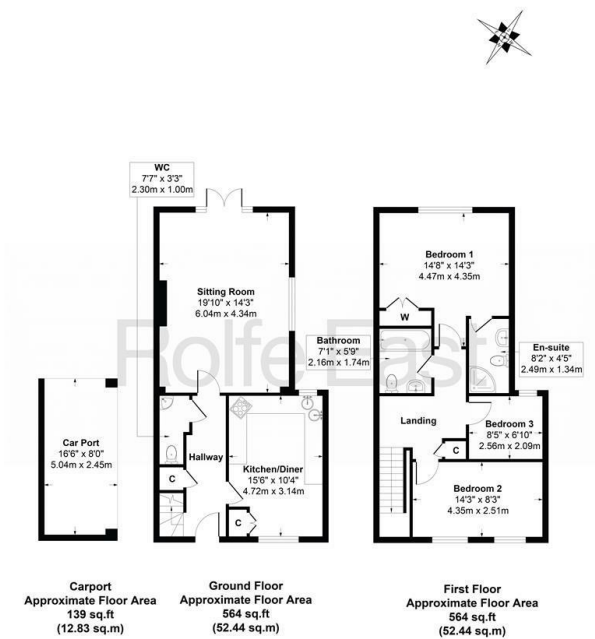
Timber gate at the rear of the garden gives access to parking area and carport.

CARPORT: 16'9 maximum x 8'2 maximum.





Castleton Court, Sherborne, Dorset, DT9



Approximate Gross Internal Floor Area 1,267 sq. ft / 117.71 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. 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.

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		85
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC