

# Rolfe East



## Sheeplands Lane, Sherborne, DT9 4BP

Guide Price £475,000

- SPACIOUS DETACHED CHALET-STYLE HOUSE IN TOP ADDRESS (1286 square feet).
- EXTENSIVE RENOVATION WITH NEW KITCHEN, BATHROOM AND EN-SUITE SHOWER ROOM.
- GAS FIRED CENTRAL HEATING SYSTEM, NEW uPVC DOUBLE GLAZING.
- DRIVEWAY PARKING/TURNING BAY FOR 3-4 CARS LEADING TO SINGLE INTEGRAL GARAGE.
- PRETTY FRONT AND REAR GARDENS - FRONT GIVES 40' DEPTH FROM ROAD.
- 'WOW-FACTOR' OPEN-PLAN LIVING AREA.
- THREE DOUBLE BEDROOM - ONE WITH EN-SUITE SHOWER ROOM.
- SHORT WALK TO NEARBY COUNTRYSIDE FROM THE FRONT DOOR.
- SHORT WALK TO SHERBORNE CENTRE AND MAINLINE RAILWAY STATION TO LONDON.
- KEENLY PRICED - MUST BE VIEWED!

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# 84 Sheeplands Lane, Sherborne DT9 4BP

A beautifully presented, detached, chalet-style house situated in a coveted 'tucked-away', address on the edge of Sherborne town. This home is complimented by pleasant front and rear gardens and a private driveway providing off road parking for 3-4 cars. This driveway leads to an attached single garage. There are superb parks and countryside dog walking from nearby the front door. The house also has the benefit of a brand new gas fired radiator central heating system, combi-boiler and brand new uPVC double glazing. It has also been the subject of extensive and tasteful refurbishment and reconfiguration throughout to create modern, open-plan living - boasting a new kitchen, en-suite shower room and bathroom. The flexible accommodation comprises entrance hall, sitting room, 'wow-factor' open-plan kitchen breakfast room, conservatory, utility room and downstairs WC. On the first floor there is a landing area, three generous double bedrooms, one with en-suite shower room and a family bathroom. The house is situated in a highly sought-after address on the edge of this popular Dorset town amongst other modern properties. It is only a short walk to the centre of the popular town centre of Sherborne with its coveted boutique high street and bustling out and about culture, markets, cafes, Waitrose store, restaurants, world famous schools, breath-taking abbey building and mainline railway station making London Waterloo in just over two hours. This property is perfect for those aspiring family buyers looking for the ideal town home, making the most of the cheap mortgages available at the moment, South Eastern buyers with Brexit nerves or buyers looking for somewhere to settle in this exceptional area. It will also appeal to the pied-a-terre market as well as buyers linked with the Sherborne schools. THIS PROPERTY MUST BE VIEWED TO BE APPRECIATED.



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.

uPVC double glazed front door and side light leads to entrance hall.

**ENTRANCE RECEPTION HALL - 14'7 maximum x 5'10 maximum**

A useful greeting area providing a heart to home, pine staircase leading to the first floor, radiator, door leads under stairs storage cupboard space, electric light connected, glazed doors lead off the entrance hall to the main rooms.

**SITTING ROOM - 15'7 x 10'8**

With entrance leading to dining room and conservatory giving a full through measurement of 35'11 maximum. The sitting room area enjoys a light dual aspect with uPVC double glazed windows to the front and side, radiator, TV point, fitted fireside cupboard space.

Entrance leads to kitchen/ dining room.

**KITCHEN/ DINING ROOM - 19'4 maximum x 11'6 maximum**

A recently fitted range of ultra-modern Magnet kitchen units comprising solid oak work surface, stone tiled surrounds, inset stainless steel one and half sink bowl and drainer unit with mixer tap over, inset induction hob with stainless steel electric oven under, a range of drawers and cupboards under, a range of wall mounted cupboards, fitted wine rack, concealed cooker hood extractor fan, breakfast bar, inset feature ceiling lighting, uPVC double glazed window to rear, oak flooring, recess provides space for upright fridge/ freezer, radiator.

Entrance from the kitchen/ dining room to the conservatory.

**CONSERVATORY - 11' maximum x 11'2 maximum**

A uPVC double glazed construction with double glazed double French doors leading to the patio, radiator, ceramic tiled floor, multi-pane glazed door leads to the utility room.

**UTILITY ROOM - 9'3 x 3'1**

Fitted storage proving recess and plumbing for washing machine and tumble dryer, radiator, oak flooring, door to the rear, door leads to integral garage, further door leads to downstairs cloakroom.

**CLOAKROOM**

Fitted low-level WC, wash basin, tiled splash back, radiator, uPVC double glazed window to the side, oak flooring.

Pine staircase rises from the entrance hall to the first-floor landing. Hatch to loft storage space. Panel doors lead off the landing to the bedrooms.

**BEDROOM ONE - 11'7 x 11'**

uPVC double glazed window to the front, radiator, doors lead to fitted wardrobe cupboard space, further double doors lead to fitted cupboard space.

**BEDROOM TWO - 11'2 x 8'5**

A second double bedroom, uPVC double glazed window to the front, radiator, panel doors lead to built in wardrobe cupboard space. Panel doors lead to en-suite shower room.

**EN-SUITE SHOWER ROOM**

A modern white suite comprising low-level WC, wash basin over cupboard, glazed corner shower cubicle with wall mounted mains rain shower over, chrome heated towel rail, uPVC double glazed window to the rear, extractor fan.

**BEDROOM THREE - 10'6 x 8'9 maximum**

A third double bedroom, uPVC double glazed window to the rear overlooking the rear garden, radiator, sliding doors lead to fitted wardrobe cupboard space.

**FIRST FLOOR FAMILY BATHROOM**

A modern white suite comprising low-level WC, ceramic wash basin over



cupboards, panelled bath with glazed shower screen over, wall mounted mains rains shower over, uPVC double glazed window to the rear, chrome heated towel rail, extractor fan.

## OUTSIDE

A dropped curb from the road gives access to a tarmac driveway and turning area providing off road parking for three / four cars. This driveway gives a depth of 40' from the lane. It leads to a single integral garage.

## SINGLE INTEGRAL GARAGE - 17'1 x 8'4

Metal up and over garage door, light and power connected, mains gas fired Worcester Bosch boiler, personal door to the utility room.

## GARDENS

The gardens of this property are particularly pretty and have been recently landscaped and designed. At the front of the property is a garden area enjoying a variety of flower beds and borders, laid to stone chippings. The front garden is enclosed by mature hedges. Outside light, wrought iron gate gives access to the side area providing storage for wheelie bins and recycling boxes.

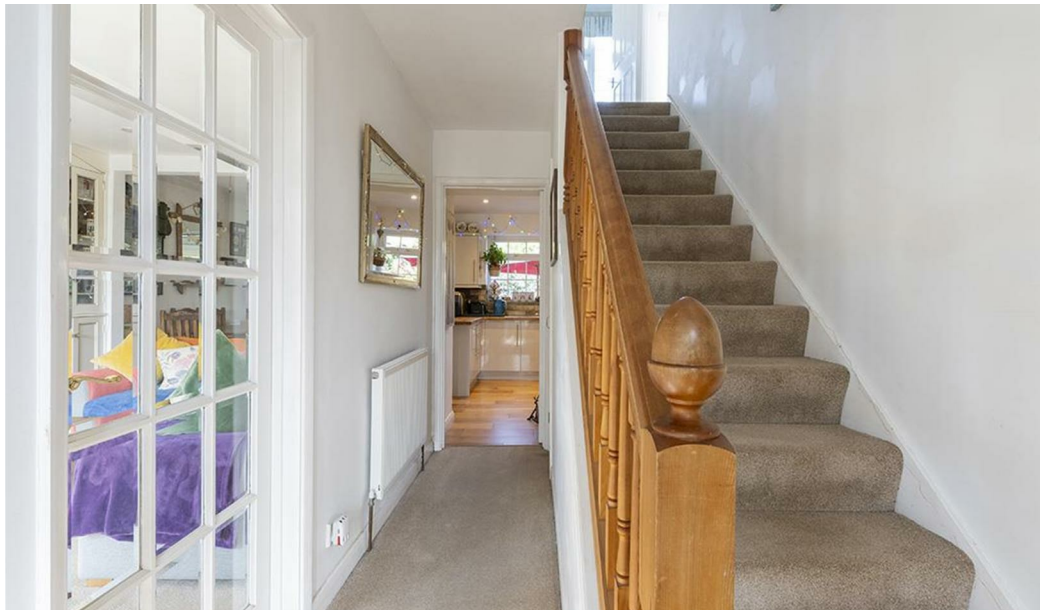
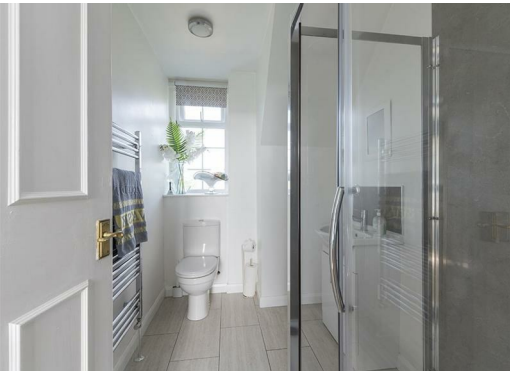
Further timber gate gives access via the side area to the rear garden.

## REAR GARDEN - 31' in depth x 44' width approximately.

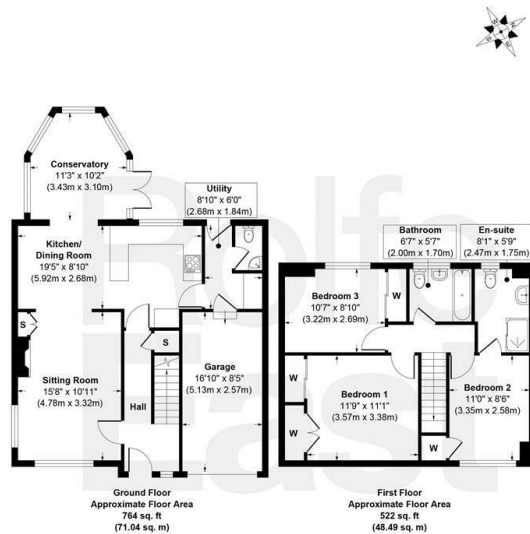
This private rear garden boasts various areas of paved patio and enjoys a good level of privacy. Outside lighting, outside tap, timber pergola, second patio seating area, a variety of mature hedges and creeper plants, a selection of mature plants and shrubs, further paved side area with detached timber garden shed (11'10 x 7'10) with light and power connected. The rear garden is enclosed by timber panel fencing and offers a good degree of privacy.







Sheeplands Lane, Sherborne, Dorset, DT9 4BP



Approx. Gross Internal Floor Area 1286 sq. ft / 119.53 sq. m  
© 2019 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.  
Produced by Elements Property



## Directions

## Viewings

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

## Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		