

# Rolfe East



Little Marston Road, Yeovil, BA22 8DJ

Guide Price £308,500

- DOUBLE-FRONTED SEMI HOUSE WITH THREE DOUBLE BEDROOMS (1134 square feet).
- CHOICE 'TUCKED AWAY' LOCATION AWAY FROM THE ROAD.
- INTEGRAL THROUGH-GARAGE AND PARKING FOR ONE CAR (SCOPE FOR MORE).
- GENEROUS LEVEL PRIVATE ENCLOSED LAWNED REAR GARDEN (44'10" width x 46' depth).
- OIL-FIRED RADIATOR CENTRAL HEATING AND DOUBLE GLAZING.
- COUNTRYSIDE WALKS A SHORT WALK FROM THE FRONT DOOR.
- EXCELLENT FLOW OF NATURAL LIGHT FROM SUNNY SOUTHERLY ASPECT AT FRONT.
- A SHORT DRIVE TO MAINLINE RAILWAY STATION TO LONDON WATERLOO.
- A SHORT DRIVE TO THE TOWNS OF SHERBORNE AND YEovil.
- MUST BE VIEWED TO BE FULLY APPRECIATED.

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## 2 Homefield Court Little Marston Road, Yeovil BA22 8DJ

'2 Homefield Court' is an attractive, modern, double-fronted house with three double bedrooms (1134 sq ft) situated in a choice, 'tucked away' address near to the centre of this popular village, set away from the road. This superb home boasts an integral through-garage plus private driveway parking at the rear for one car, with scope for more. There is a generous, level lawned garden (44'10 width x 46' depth) enjoying a good degree of privacy and well enclosed (0.10 acres approximately). The house benefits from double glazing and oil-fired radiator central heating. The accommodation enjoys good levels of natural light from a sunny southerly aspect at the front and is well laid out. It comprises entrance porch, entrance reception hall, sitting room, large kitchen dining room with dual aspect and ground floor WC / cloakroom. On the first floor there is a landing area, master double bedroom with dressing area and en-suite shower room, two further double bedrooms and a family bathroom. There are superb rural walks from nearby the front door as well as a great selection of country pubs in neighbouring villages nearby. The historic town centre of Sherborne is within a short driving distance 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. 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. It is also a short drive to the mainline railway station making London Waterloo in just over two hours. THIS PROPERTY MUST BE VIEWED TO BE APPRECIATED.



Council Tax Band: D





Paved pathway, storm porch, outside light, uPVC double glazed and panel front door leads to

**ENTRANCE HALL:** 7' maximum x 7'9 maximum. A useful greeting area providing a heart to the home, oak effect flooring, moulded skirting boards and architraves, radiator, telephone point. Staircase rises to the first floor. Panel doors lead off the entrance reception hall to the main ground floor rooms.

**SITTING ROOM:** 15'4 maximum x 10'5 maximum. A generous main reception room with uPVC double glazed double French door opening on to the rear garden, double glazed window to the rear, moulded skirting boards and architraves, TV point, telephone point, two radiators. Panel door leads to understairs storage cupboard space.

**KITCHEN / DINING ROOM:** 17'4 maximum x 9'6 maximum. A beautiful open plan room enjoying a light dual aspect with uPVC double glazed double French doors opening on to the rear garden, double glazed window to the front enjoying a sunny southerly aspect, a range of contemporary kitchen units comprising oak effect laminated worksurface, inset stainless steel one and a half sink bowl and drainer unit with mixer tap over, decorative tiled surrounds, inset Bosch electric hob, a range of drawers and cupboards under, space and plumbing for washing machine, integrated fridge and freezer, floor standing Grant oil fired boiler, a range of matching wall mounted cupboards, wall mounted cooker hood extractor fan, built in stainless steel eye level electric oven and grill, radiator, TV point.

**CLOAKROOM / GROUND FLOOR WC:** 6'7 maximum x 2'11 maximum. Fitted low level WC, pedestal wash basin, tiled splashback, double glazed window to the front, radiator.

Staircase rises from the entrance hall to the **FIRST FLOOR LANDING:** 13'7 maximum x 7'3 maximum. A generous first floor landing area with area that could be used as an office, two double glazed windows to the front enjoying a sunny southerly aspect, moulded skirting boards and architraves, radiator, ceiling hatch and loft ladder to part boarded storage space with electric light connected. Panel door leads to airing cupboard housing Mega flow pressurised hot water cylinder and immersion heater. Panel doors lead off the landing to the first floor rooms.

**MASTER BEDROOM:** 13'5 maximum x 16'8 maximum. A generous main double bedroom enjoying a light dual aspect with double glazed window to the front boasting a sunny south facing aspect, double glazed window to the rear overlooking the rear garden, two radiator, moulded skirting boards and architraves, TV point, sliding doors lead to fitted wardrobe cupboard space, ceiling hatch to further loft storage. **DRESSING AREA,** panel door leads to

**EN-SUITE SHOWER ROOM:** 16'4 maximum x 6'7 maximum. A white suite comprising low level WC, pedestal wash basin, glazed corner shower cubicle with wall mounted mains shower, double glazed window to the rear, tiling to splash prone areas, tiled floor, shaver point, radiator, extractor fan.

**BEDROOM TWO:** 11'2 maximum x 10'2 maximum. A second generous double bedroom, double glazed window to the rear overlooks the rear garden and enjoys countryside views, radiator, moulded skirting boards and architraves.

**BEDROOM THREE:** 10'3 maximum x 6'11 maximum. A third double bedroom, double glazed window to the rear overlooks the rear garden, moulded skirting boards and architraves, radiator.

**FAMILY BATHROOM:** 8'6 maximum x 6'11 maximum. A modern white suite comprising low level WC, pedestal wash basin, panel bath with mains shower tap arrangement over, radiator, tiling to splash prone areas, double glazed window to the front, shaver point, extractor fan.

## OUTSIDE

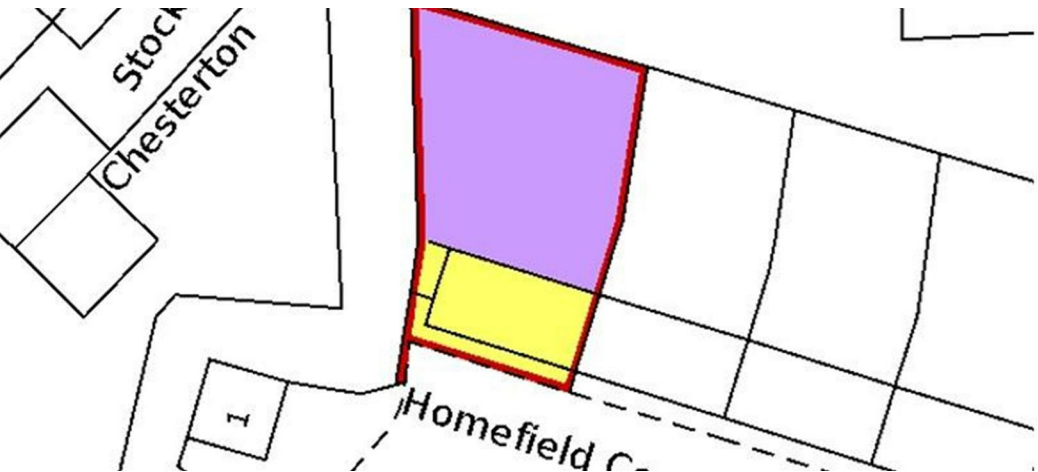
This deceptively spacious house stands in a level plot and generous gardens extending to 0.10 acres approximately. At the front of the property, there is a small portion of front garden, pathway leads to storm porch with outside light, bin storage area.

A dropped curb gives vehicular access to **INTEGRAL THROUGH-GARAGE:** 16'7 in depth 8'5 in width. Timber up and over garage door to the front, metal up and over garage door to the rear, light and power connected. This garage provides vehicular access through to a **DRIVEWAY / OFF ROAD PARKING AREA** at the rear of the property providing off road parking for one car (with scope for more subject to the necessary planning permission).

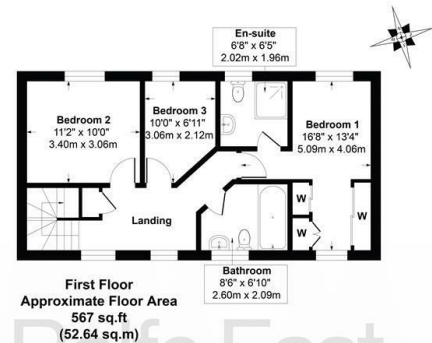
Timber gate leads to paved side area, side pathway leads to the **MAIN REAR GARDEN:** 44'10 in width x 46' in depth. This huge rear garden is level and laid mainly to lawn it is enclosed by timber fencing and mature hedges and enjoys a good degree of privacy there is a paved patio seating area, outside lighting, outside tap, timber garden shed. There is off road parking at the rear of the property for one car with scope for more subject to the necessary planning permission.







Homefield Court, Marston Magna, Somerset, BA22



Approximate Gross Internal Floor Area 1,134 sq. ft / 105.28 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. 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.



## 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) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>68</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 