

Rolfe East



Gunville Gardens, Milborne Port, DT9 5FF

Guide Price £249,950

- SIMPLY HUGE THREE STOREY MAISONETTE WITH FOUR DOUBLE BEDROOMS!
- LONG LEASE OF 999 YEARS - WITH LOCAL FREEHOLDER.
- EXCELLENT EPC RATING - BAND B.
- SHORT DRIVE TO SHERBORNE TOWN AND MAINLINE RAILWAY STATION TO LONDON.
- 1494 SQUARE FEET OF FLEXIBLE ACCOMMODATION WITH TWO EN-SUITE BATHROOMS.
- EXCELLENT TUCKED AWAY RESIDENTIAL CUL-DE-SAC ADDRESS
- SUNNY SOUTH-FACING ASPECT WITH DUAL AND TRIPLE ASPECTS.
- TWO PARKING SPACES AND PRIVATE GARDEN.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND UPVC DOUBLE GLAZING.
- SHORT WALK TO EXCELLENT VILLAGE AMENITIES AND COUNTRYSIDE.

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20 Gunville Gardens, Milborne Port DT9 5FF

'20 Gunville Gardens' is a simply huge (1494 square feet), deceptively spacious maisonette with four double bedroom accommodation arranged over three floors. The property comes with a private, remote garden (separate from the property), arranged for low maintenance purposes and two allocated parking spaces. This large home is situated in a popular 'tucked away' cul-de-sac location a very short walk to the centre of this pretty village on the Somerset / Dorset borders. It is a very short drive to the historic town centre of Sherborne and the mainline railway station to London Waterloo. The property is in excellent decorative order throughout and boasts an excellent flow of natural light from dual and triple aspects plus a sunny southerly aspect at the front. The property comes with 982 years on a long lease. There are no service charges, ground rent or separate management companies which should allay fears from buyers. There was a contribution for Buildings insurance of £530.52 for 2025. It benefits from uPVC double glazing and mains gas fired radiator central heating. The highly flexible accommodation comprises private ground floor front door, ground floor entrance hall, first floor reception hall, sitting room with feature curved walls, huge open-plan kitchen / dining room, office / double bedroom four and first floor WC / cloakroom. On the second floor, there is a large landing area, large master double bedroom with en-suite shower room, second double bedroom with en-suite shower room, third double bedroom and a large family bathroom. The property is very near the beating heart of this pretty village on the Somerset / Dorset borders. It is a very short walk to nearby countryside and to the pretty village centre, church, public house, primary school and village shops. Milborne Port boasts The Clockspire - a superb new restaurant, brand new Co-op supermarket and more.



Council Tax Band: C



It is a very short drive to the sought-after, historic town centre of Sherborne with its superb boutique high street and cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. The town centre also benefits from the mainline railway station making London Waterloo in just over two hours. The property is a very short drive to this station.

Brick paved private pathway leads to private front door, outside light. uPVC double glazed private front door leads to

GROUND FLOOR ENTRANCE HALL: 11'4 maximum x 3'11 maximum. A useful greeting area, uPVC double glazed window to the front, radiator, telephone point. Staircase rises to the

FIRST FLOOR RECEPTION HALL: 9' maximum x 17'2 maximum. A useful greeting area, uPVC double glazed window to the front, two radiators, two double panel door leads to two hall cupboards. Panel doors lead off the first-floor reception hall to the main rooms.

SITTING ROOM: 18'2 maximum x 18'7 maximum. A fantastic main reception room enjoying a light multiple aspect with uPVC double glazed windows to the front, side and rear, three radiators, TV point, telephone point.

OPEN-PLAN KITCHEN DINING ROOM: 21'1 maximum x 13'3 maximum. Another superb living space split into two areas. Dining room area - Large uPVC double glazed window to the rear overlooks the garden, radiator, telephone point. Kitchen area – A range of oak panelled kitchen units comprising stone effect laminate worksurface, stainless steel one and a half sink bowl and drainer unit with mixer tap over, decorative tiled surrounds, inset stainless steel mains gas hob and stainless steel electric double oven under, a range of drawers, pan drawers and cupboards under, integrated dishwasher, integrated washer dryer, integrated fridge and freezer, a range of matching wall mounted cupboards, under unit lighting, wall mounted stainless steel

cooker hood extractor fan, wall mounted cupboard houses mains gas fired combination boiler, radiator, uPVC double glazed window to the rear.

BEDROOM FOUR / OFFICE: 12'3 maximum x 10' maximum. A flexible room and double bedroom, uPVC double glazed window to the front, radiator, TV point.

FIRST FLOOR WC / CLOAKROOM: 5'11 maximum x 4'7 maximum. Fitted low level WC, pedestal wash basin, tiled splash back, floor tiling, shaver point, uPVC double glazed window to the front, radiator.

Staircase rises from the first floor reception hall to the

SECOND FLOOR LANDING: 9'11 maximum x 3'5 maximum. Radiator, ceiling hatch to loft space, panel door leads to shelved linen cupboard. Panel doors lead off the landing to the second floor rooms.

MASTER DOUBLE BEDROOM: 14'6 maximum x 12'10 maximum. A simply huge double bedroom, uPVC double glazed window to the front enjoying views across the village to the pretty parish Church and a sunny south westerly aspect, radiator, TV point. Panel door leads to fitted wardrobe cupboard space. Panel door leads to

EN-SUITE SHOWER ROOM: 7'1 maximum x 5'5 maximum. A modern white suite comprising low level WC, pedestal wash basin, glazed shower cubicle with wall mounted mains shower over, tiling to splash prone areas, floor tiles, chrome heated towel rail, uPVC double glazed window to the front, extractor fan, shaver point.

BEDROOM TWO: 11'9 maximum x 10'6 maximum. A second generous double bedroom, uPVC double glazed window to the rear, radiator, telephone point, panel doors lead to fitted wardrobe cupboard space, TV point. Panel door leads to

EN-SUITE SHOWER ROOM: 6' maximum x 6'9 maximum. A modern white

suite comprising low level WC, pedestal wash basin, glazed shower cubicle with wall mounted mains shower over, tiling to splash prone areas, floor tiles, uPVC double glazed window to the rear, chrome heated towel rail, shaver point, extractor fan.

BEDROOM THREE: 16'8 maximum x 7'5 maximum. A third generous double bedroom, uPVC double glazed window to the front, radiator, telephone point, TV point.

FIRST FLOOR FAMILY BATHROOM: 10'9 maximum x 6'9 maximum. A large family bathroom with a modern fitted white suite comprising low level WC, pedestal wash basin, panel bath with glazed shower screen over, wall mounted mains shower tap arrangement over, tiling to splash prone areas, floor tiles, chrome heated towel rail, uPVC double glazed window to the rear, extractor fan, shaver point.

OUTSIDE:

Brick paved pathway leads to the front door with outside lighting.

PARKING: At the rear of the property there is allocated parking for 2 cars plus area to store recycling containers and wheelie bins. Private timber gate from the parking area leads to the

PRIVATE GARDEN: 24'3 maximum x 14'1 maximum. This garden is private but detached from the property. It is enclosed by timber fencing, arranged for low maintenance purposes, paved patio seating area, majority laid to slate chippings, drying area.

PLEASE NOTE: The two car parking spaces and the garden are freehold. The main maisonette is leasehold. The freehold is owned by the owner number 19 - the ground floor flat.

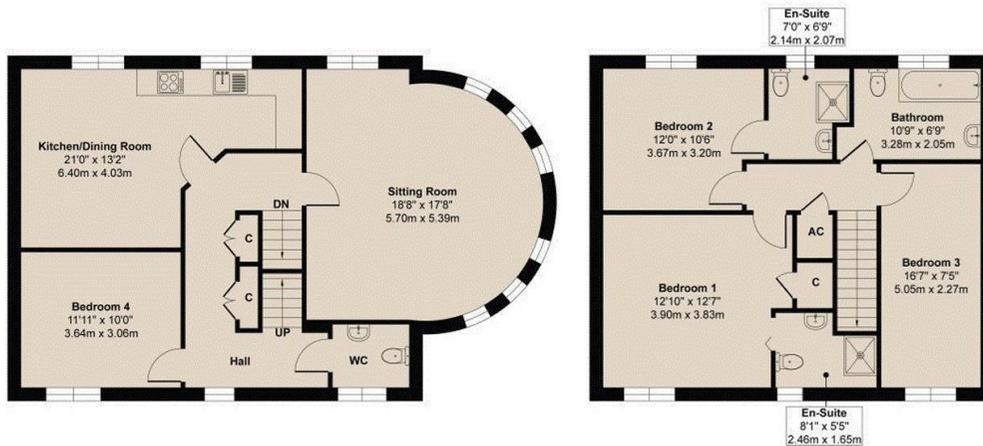




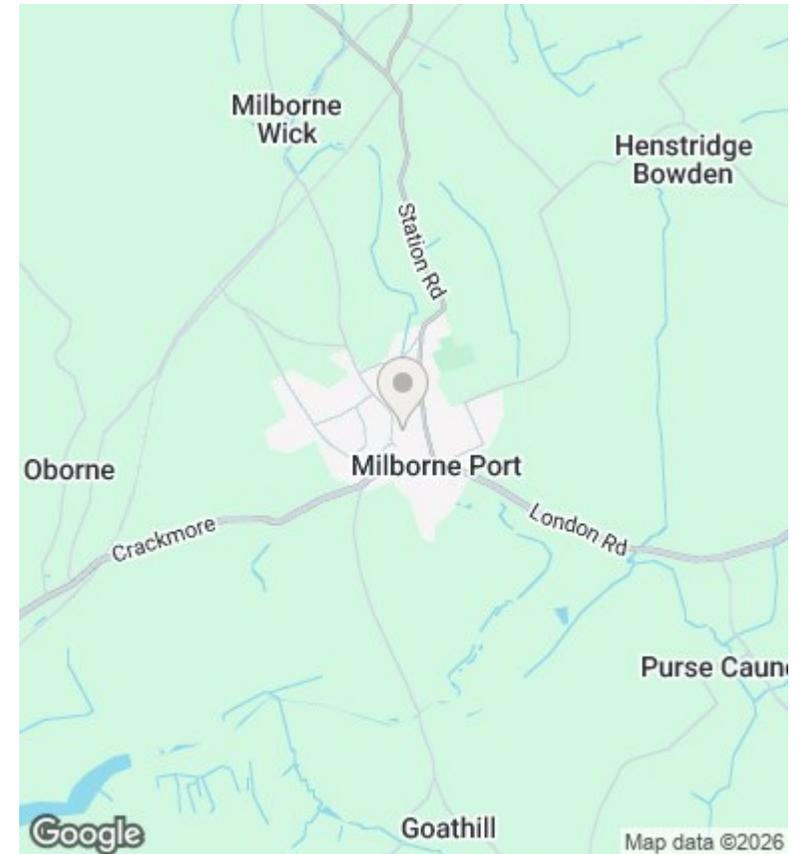
20 Gunville Gardens, Milborne Port, Sherborne, Dorset

Approximate Area = 1,494 sq ft / 138.81sq m
 Total = 1,494 sq ft / 138.81 sq m

For identification only - Not to scale



All measurements are approximate and for display purposes only



Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(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	