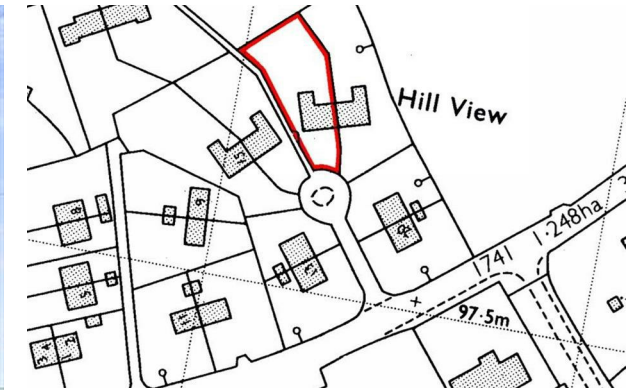


Rolfe East



Hill View, Hazelbury Bryan, DT10 2DU

Guide Price £273,000

- SEMI-DETACHED HOUSE (1344 sq ft) STANDING IN LARGE PLOT (0.13 ACRES APPROX.)
- OIL-FIRED RADIATOR CENTRAL HEATING AND uVC DOUBLE GLAZING.
- WALKING DISTANCE TO VILLAGE PUB AND SHOP.
- VACANT - NO FURTHER CHAIN.
- DETACHED DOUBLE GARAGE AND DRIVEWAY PARKING FOR 6 CARS.
- CHOICE RESIDENTIAL CUL-DE-SAC ADDRESS.
- GREAT POTENTIAL FOR EXTENSION (subject to the necessary planning permission).
- LARGE LEVEL GARDENS AT FRONT AND REAR.
- COUNTRY LANE WALKS FROM THE FRONT DOOR.
- SHORT DRIVE TO SHERBORNE TOWN AND MAINLINE RAILWAY STATION TO LONDON.

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

17 Hill View, Hazelbury Bryan DT10 2DU

VACANT - NO FURTHER CHAIN. '17 Hill View' is a mature, substantial (1344 sq ft), double-fronted, semi-detached house situated in a fantastic cul-de-sac residential address, a short walk to the popular village pub and village centre. This rare and unique home stands in a large, level plot and private gardens extending to 0.13 acres approximately. There is extensive private driveway parking for six or more cars leading to a detached double garage. The house offers fantastic scope for extension, subject to the necessary planning permission. There is uPVC double glazing and oil-fired radiator central heating plus two open fires. The spacious accommodation enjoys good levels of natural light from a sunny southerly aspect at the front. It does require general upgrading and comprises entrance reception hall, lounge, dining room, kitchen, rear lobby, boiler room and ground floor WC. On the first floor, there is a landing area, three double bedrooms and a family bathroom. There are lovely country lane walks from the front door – ideal as you do not need to put the children or the dogs in the car! The property is situated a short walk to the centre of the pretty village of Hazelbury Bryan. Hazelbury Bryan is located in the heart of Thomas Hardy's Wessex, approximately central within the triangle formed by the towns of Blandford Forum, Sherborne and Dorchester. It is on the edge of the Blackmore Vale and adjacent to Bulbarrow Hill. The village, which featured in the Sunday Times 2015 top 50 places to live, is primarily supported by services located in Sturminster Newton and Sherborne. Hazelbury Bryan has a superb village pub. It is a short drive to the picturesque Abbey town centre of Sherborne with a coveted boutique high street and bustling out and about culture, markets, cafes, Waitrose store, restaurants, world famous private schools, breath-taking abbey building and mainline railway station making London Waterloo in just over two hours. THIS RARE HOME MUST BE VIEWED!



Council Tax Band: C



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, rare property is perfect for those aspiring couples or family buyers looking to settle in their ideal west country home making the most of the decreasing mortgages available at the moment, ex-London cash buyers looking for somewhere as a pied-a-terre or developers / investors looking for holiday lets or residential buy-to-let investments – possibly linked with the excellent local companies or private schools.

Glazed and panel front door leads to ENTRANCE HALL: Staircase rises to the first floor, telephone point. Panel doors lead off to the main ground floor rooms.

DINING ROOM: 11'7 maximum x 10'11 maximum. Open fireplace with brick surround, uPVC double glazed window to the front, radiator, shelved alcove.

SITTING ROOM: 12'8 maximum x 12'2 maximum. uPVC double glazed window to the front, open fireplace, TV ariel attachment, radiator, fitted cupboard. Panel door leads to kitchen breakfast room.

KITCHEN / BREAKFAST ROOM: 13'3 maximum x 5'11 maximum. Fitted kitchen units comprising laminated worksurface, stainless steel sink bowl and double drainer, drawers and cupboards under, space for electric oven, uPVC double glazed window to the rear overlooks the rear garden, radiator. Door leads to understairs storage cupboard space. Further panel door leads to walk in shelved larder cupboard with window to the side. Door from the kitchen leads to the

UTILITY ROOM: 8'2 maximum x 5'11 maximum. Ceramic Belfast sink with cupboard under, space and plumbing for washing machine and dishwasher, fridge and freezer, window to the rear, wall mounted cupboards.

Glazed and panel door from the kitchen to the

REAR LOBBY: 11'5 maximum x 4'1 maximum. uPVC double glazed door to the side to the driveway area, glazed door to the rear. Door to

WC / CLOAKROOM: Fitted low level WC, window to the side.

Panel door from the rear lobby leads to the

BOILER ROOM: 7'6 maximum x 3' maximum. This room houses the central heating boiler.

Staircase rises from the entrance hall to the

FIRST FLOOR LANDING: uPVC double glazed window to the rear overlooks the rear garden, radiator, ceiling hatch to loft storage space. Panel doors lead off the landing to the first floor rooms.

BEDROOM ONE: 12'11 maximum x 12'1 maximum. A generous double bedroom, uPVC double glazed window to the front, boasts a sunny south easterly aspect, brick fireplace and surrounds, picture rail, fitted wardrobe cupboard space. Panel door leads to airing cupboard housing Lagged hot water cylinder and immersion heater, slatted shelves.

BEDROOM TWO: 11'6 maximum x 11'8 maximum. A second generous double bedroom, uPVC double glazed window to the front, brick fire surround, radiator, door leads to built in wardrobe cupboard space.

BEDROOM THREE: 8'2 maximum x 8' maximum. A generous third bedroom, uPVC double glazed window to the rear overlooks the rear garden, radiator, picture rail.

FAMILY BATHROOM: 8'3 maximum x 5'11 maximum. A modern replacement white suite comprising low level WC, wash basin over storage cupboard, panel bath with folding glazed shower screen over, wall mounted electric shower over, radiator, uPVC double glazed window to the rear, extractor fan, wall mounted mirrored bathroom cabinet.

OUTSIDE:

This property stands in a generous level plot and gardens extending to 0.13 acres approximately, in a choice head of cul-de-sac location. There is a lawned front garden giving a depth of 35' from the head of the cul-de-sac. The front garden is enclosed by mature hedges, paved pathway leads to storm porch and the front door, a dropped curb gives vehicular access to a driveway providing OFF ROAD DRIVEWAY PARKING FOR 6 CARS OR MORE - with scope for more. The driveway continues to the side of the property and leads to a

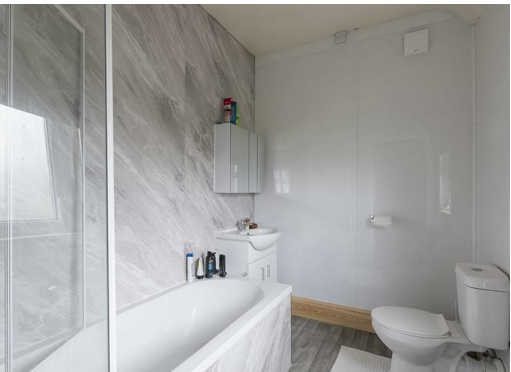
DETACHED DOUBLE GARAGE: 16'2 in depth x 14'3 in width. Up and over garage door, light and power connected, personal door to the side.

ATTACHED WORKSHOP / STORE ROOM: 7'6 maximum x 7'2 maximum. Electric light connected.

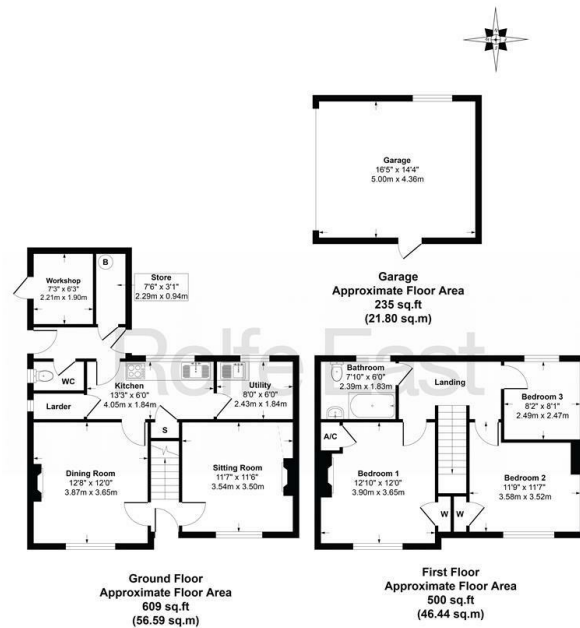
The side driveway and pathway gives access to the **MAIN REAR GARDEN:** A huge level rear garden laid mainly to lawn and enclosed by timber panel fencing boasting a variety of mature trees and hedges, coal bunker, oil tank, timber summer house, greenhouse.

PLEASE NOTE: This property requires modernisation throughout but boasts tremendous scope for extensions, subject to the necessary planning permission.



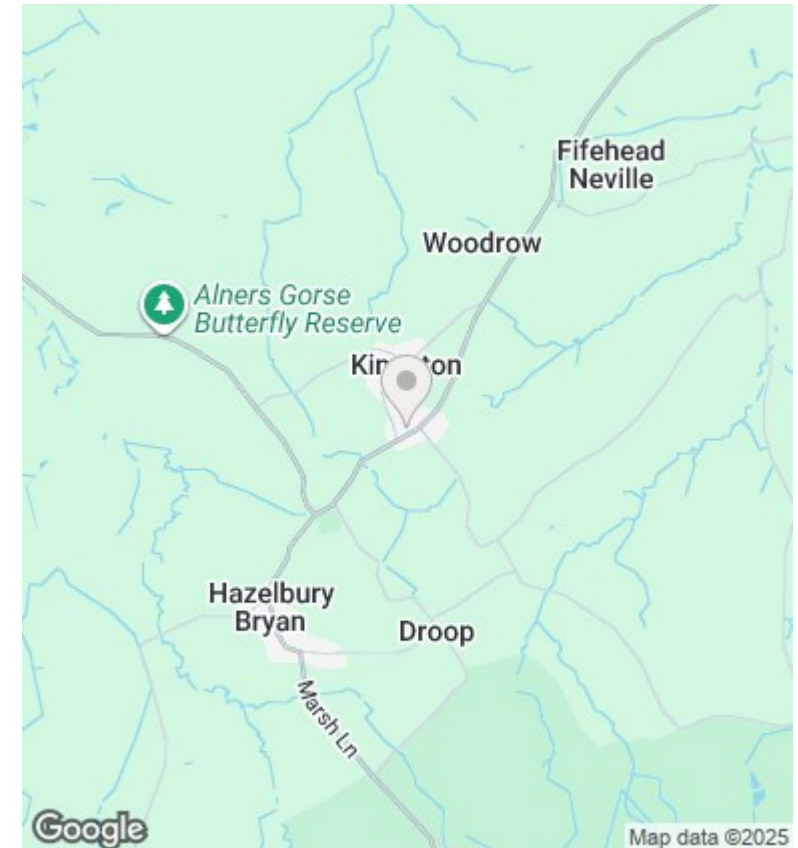


Hill View, Kingston, Dorset, DT10



Approximate Gross Internal Floor Area 1,344 sq. ft / 124.83 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

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		