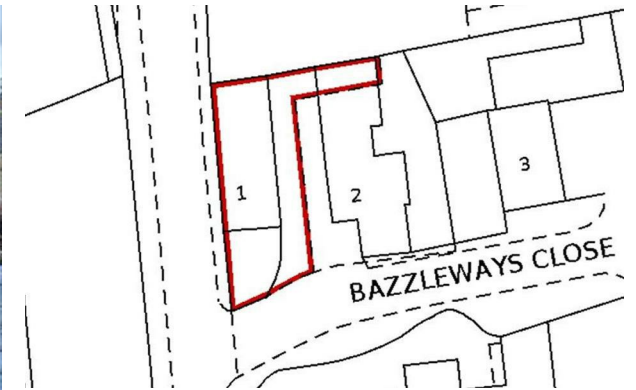


# Rolfe East



## Bazzleways Close, Milborne Port, DT9 5FD

Offers Invited £400,000

- DETACHED NATURAL STONE PERIOD-STYLE HOUSE IN PRESTIGIOUS ADDRESS (1705 sq ft).
- PRETTY SOUTH-FACING LEVEL MAIN GARDEN ENJOYING GOOD PRIVACY.
- MAINS GAS FIRED UNDER FLOOR HEATING ON THE GROUND FLOOR.
- VERY SHORT DRIVE TO HISTORIC TOWN OF SHERBORNE + RAILWAY STATION TO LONDON.
- EDGE-OF-VILLAGE TUCKED AWAY LOCATION SHORT WALK TO COUNTRYSIDE AND CENTRE.
- THREE DOUBLE BEDROOMS - MASTER WITH EN-SUITE SHOWER ROOM.
- £2500 BUYER INCENTIVE! PART EXCHANGE AVAILABLE!
- SINGLE CARPORT AND DRIVEWAY PARKING.
- LARGE FEATURE BESPOKE DOUBLE GLAZED WINDOWS OFFERING EXCELLENT LIGHT.
- SHORT WALK TO GOOD VILLAGE AMENITIES, SHOP, HIGH-END RESTAURANT AND PUB.

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

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



# 1 Bazzleways Close, Milborne Port DT9 5FD

NO FURTHER CHAIN! £2500 BUYER INCENTIVE! PART EXCHANGE AVAILABLE! A simply stunning natural stone, detached house situated in a choice 'tucked away' location in one of the most prestigious addresses in this sought-after village on the borders of Somerset and Dorset. The house is situated on the edge of the village with countryside and village centre walks a short distance from the front door - ideal as you do not need to put the dogs or the children in the car! This house boasts an eclectic blend of many character features including excellent ceiling heights, full height feature windows, some exposed beams and sociable, contemporary open-plan living space. There is mains gas fired wet under floor heating throughout the ground floor plus radiators on the first floor. The property boasts sympathetic period-style timber double glazing with full height feature windows plus oak doors and skirting boards. There is a superb, level, south-facing, private garden enclosed by attractive natural stone walls as well as driveway parking for two cars leading to a single carport and attached store room. This exclusive home offers two generous reception rooms and three double bedrooms - the master bedroom coming with en-suite shower room. The house benefits from an excellent flow of natural light from large feature windows, dual aspects and a sunny east-to-west aspect. The accommodation comprises entrance reception hall, sitting room, dining hall, open-plan kitchen breakfast room and large utility room / WC. On the first floor there is a generous landing area, master double bedroom with en-suite shower room, two further double bedrooms and a first floor 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 the 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: E



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. 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.

Glazed front door leads to

**ENTRANCE RECEPTION HALL:** 7'9 maximum x 5'7 maximum. A useful greeting area providing a heart to the home, ceramic floor tiles, oak skirting boards and architraves, underfloor heating. Double oak doors lead to large hall cloak cupboard space housing mains gas central heating boiler. Oak internal doors lead off the entrance hall to ground floor rooms.

**DINING HALL:** 16'8 maximum x 9'8 maximum. A generous reception area with space for large dining room table, staircase rises to the first floor, understairs storage recess, ceramic floor tiles, large feature full height double glazed windows to the front boasting an easterly aspect and the morning sun, oak skirting boards and architraves, underfloor heating. Multi pane glazed double doors lead from the dining room through to the kitchen breakfast room providing a full through measurement of 24'.

**KITCHEN BREAKFAST ROOM:** 16'7 maximum x 13'10 maximum. An impressive open-plan kitchen breakfast room, full height feature double glazed window to the front boasting an easterly aspect and the morning sun, ceramic floor tiles, oak skirting boards and architraves, inset ceiling lighting, underfloor heating, an extensive range of oak panelled kitchen units comprising laminated worksurface, decorative tiled surrounds, inset composite one and a half sink bowl and drainer unit with mixer tap over with filter water tap, a range of drawers and cupboards under, integrated dishwasher, integrated fridge and freezer, stainless steel Britannia range-style oven with five burner electric induction hob and double oven, wall mounted cooker hood extractor fan over, a range of matching wall mounted cupboards with under unit lighting. Oak door leads from the kitchen breakfast room to the

**SITTING ROOM:** 15'1 maximum x 15'8 maximum. A generous main reception room enjoying a light dual aspect with two double glazed period-style windows to the front boasting an easterly aspect, large powder coated aluminium double glazed sliding patio door opens on to the main side garden boasting a sunny southerly aspect and views across the garden, oak skirting boards and architraves, stone period-style fire surround and hearth, electric fire, TV point, telephone point, excellent ceiling heights, underfloor heating.

Oak door from the entrance hall leads to

**UTILITY ROOM / GROUND FLOOR CLOAKROOM WC:** 9'1 maximum x 6' maximum. Fitted low level WC, laminated worksurface, decorative tiled surrounds, inset sink bowl, fitted cupboards under, space and plumbing for washing machine, space for under counter fridge, double glazed window to the side, ceramic floor tiles, oak skirting boards and architraves, extractor fan.

Staircase rises from the dining hall to the

**FIRST FLOOR LANDING:** 27'11 maximum x 6'3 maximum. Period style balustrades, oak skirting boards and architraves, radiator. Landing provides small study area. Radiator, two double glazed ceiling windows. Oak door leads to hall cupboard space. Further oak doors lead off the landing to the first floor rooms.

**MASTER BEDROOM:** 14'11 maximum x 12'11 maximum. A generous double bedroom, period-style double glazed sash window to the side overlooks the main garden enjoying a sunny southerly aspect, radiator, TV point, double oak doors lead to fitted wardrobe cupboard space. Oak door leads to

**EN-SUITE SHOWER ROOM:** 9'1 maximum x 4'3 maximum. A white suite comprising fitted low level WC, wash basin over storage cupboard, mixer tap over, shower cubicle with glazed door and wall mounted mains shower over, tiled walls and floor, chrome heated towel rail, extractor fan, inset ceiling lighting.

**BEDROOM TWO:** 9'7 maximum x 13'1 maximum. A second generous double bedroom, period-style double glazed sash window to the front, radiator, storage recess, ceiling hatch to loft space, double oak doors lead to fitted wardrobe cupboard space.



**BEDROOM THREE:** 9'8 maximum x 10'4 maximum. A third generous double bedroom, period-style double glazed sash window to the front, radiator, TV point.

**FAMILY BATHROOM:** 11'11 maximum x 7'2 maximum. A fantastic feature main bathroom enjoying a period-style white suite comprising low level WC, pedestal wash basin, panel bath with glazed shower screen over, wall mounted mains shower over, two feature double glazed windows to the side, excellent vaulted ceiling heights, inset ceiling lighting, tiled walls and floor, chrome heated towel rail, shaver light and point. Double oak doors lead to fitted airing cupboard with pressurised hot water cylinder and expansion tank, fitted shelving.

#### OUTSIDE:

At the front of the property there is ample driveway parking for several cars, outside tap. Driveway leads to

**SINGLE CAR PORT:** 10'5 width x 17'1 in depth. Light and power connected, exposed beams, power point, space to store recycling containers and wheelie bins. Door leads to

**ATTACHED STORE ROOM:** 11'1 x 5' maximum. Light and power connected. Timber gate from the driveway area gives access to the

**MAIN GARDEN:** 26' in depth maximum 16'10 maximum. The main garden is situated at the south side at the side of the property. It is enclosed by attractive natural stone walls and is level. It is laid to stone chippings, paved patio providing quite the sun trap, outside lighting, outside power point, rain water harvesting butt, timber gate to driveway area, a variety of raised flower beds with natural stone borders, a variety of plants and shrubs.

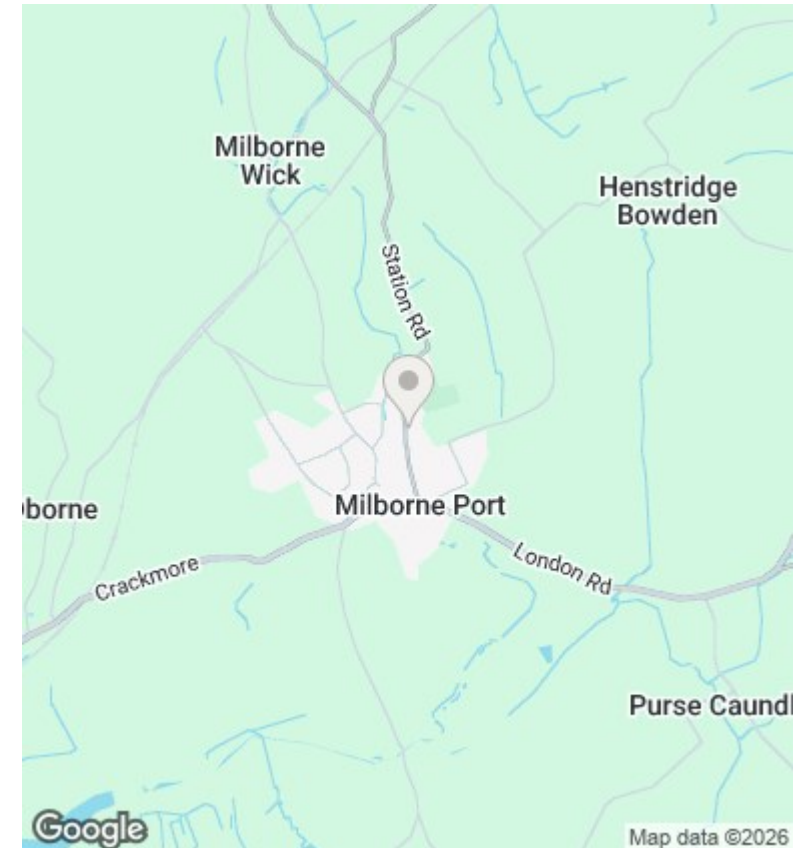
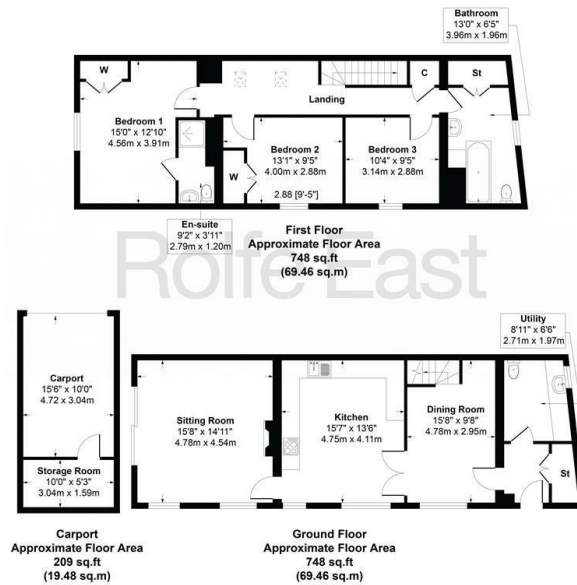








Bazzeleways Close, Milborne Port, Somerset, DT9



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	81
(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		