



**GILYARD**  
**SCARTH**

11 Glovers Close, Milborne Port, Sherborne, Dorset, DT9 5ER  
Guide Price £415,000



# A spacious family house which has been extended and transformed during the current ownership occupying a convenient position within about 200 yards of the village centre.

- Deceptively Large Family House
- Porch
- Cloakroom
- Hall
- Sitting Room
- Dining Room
- Fitted Kitchen
- Utility Room
- Office/Ground Floor Bedroom
- First Floor: Master Suite of Bedroom, dressing room and Shower room
- Guest Suite of Bedroom and Shower Room
- Two Further Double Bedrooms
- Shower Room and W.C.
- Gas Central Heating
- Double Glazing
- Parking On-Site for a number of cars
- Detached Double Garage
- Front Garden
- Rear Garden with a Southerly Aspect





### Situation

Glovers Close consists of eleven detached residences being either bungalows or houses set in a semi-circular fashion and is within about 200 yards of the village centre. Milborne Port is an attractive south Somerset village with everyday facilities including shops, a primary school, a medical centre, a fine old Parish Church, regular bus services and garage with filling station and shop. The old abbey town of Sherborne is 3 miles distant with excellent shopping, well known schools and a main line station (Waterloo from 2 hrs 20 mins). Yeovil is 8 miles and Wincanton, with a secondary school and the A303 for is 7 miles distant.

### Description

11 Glovers Close is a detached house built in the late 1980's of reconstructed stone elevations under a tiled roof and was extended and transformed with matching additions on ground and upper floors about twenty years ago: the property has been improved further since. The kitchen, dining room and three of the bedrooms enjoy a sunny southerly aspect as does the principal garden. The spacious and well-arranged accommodation, in which there are parquet floors in the sitting room, dining room and study, is described as follows:

**Ground Floor:** door to **entrance porch**, half tiled **cloakroom** off with vanity unit and close coupled W.C., **hall** cupboard under stairs, **sitting room** stone fireplace, glazed double doors to **dining room**, arched opening to **kitchen** (fitted 2008) worksurfaces incorporating stainless steel sink, drawers, cupboards, pan drawer and dishwasher beneath, tiled splashbacks and ten wall units above (including two display cabinets), pull out larder cupboard, **utility room** sink unit with drawers and cupboards under, plumbing for washing machine, cupboard housing gas fired boiler (fitted 2014) ceramic tiled floor, **study/ground floor bedroom** just off the dining room, **First Floor:** **landing** shelved airing cupboard with hot water cylinder, hatch to roof space with loft ladder, **master suite of: double bedroom, dressing room** with extensive hanging space and tiled **shower room** with shower cubicle, vanity unit and close coupled W.C., and underfloor heating, **guest suite of bedroom and shower room** with tiled shower cubicle, vanity shower unit, close coupled W.C. and bidet, **two further bedrooms**, tiled **shower room** with shower cubicle, vanity unit, close coupled W.C. and wall units.

**Outside:** the **front area** is arranged with two gravelled **gardens** with shrubs, useful **parking on-site** for a number of cars leading to the **detached double garage** 17' x 16'6" of matching construction with up-and-over door, light and power. A separate side access leads to the **principal garden** 55' x 40' deep which enjoys a sunny southerly aspect and is down to lawn, flower and shrub borders, specimen trees namely: an apple, plum and a cherry blossom, **barbecue area**, paved **patio** and pergola with a vine over a circular **patio**.

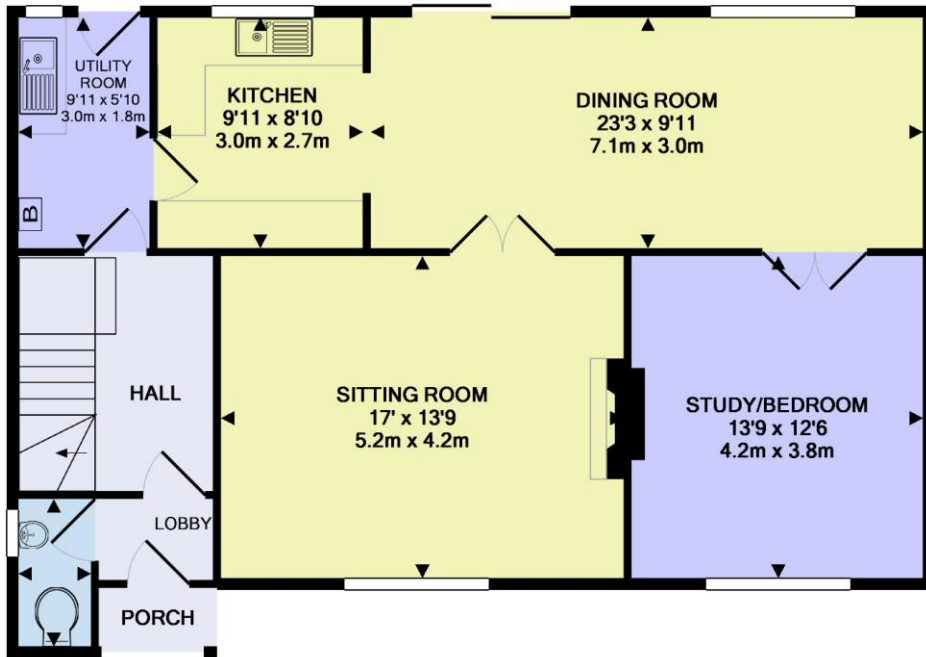
**Services** Mains drainage, electricity, gas and water are connected.

**Council Tax** Band E      **Energy Performance** Band D – 65.

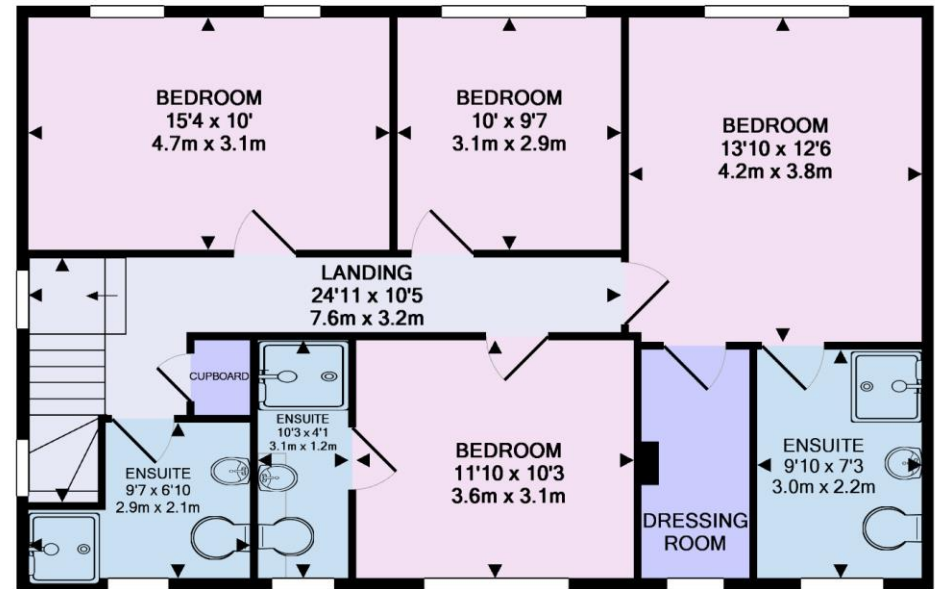
**Directions:** From Sherborne proceed east on the A30 to Milborne Port and after passing the Tipling Philosopher on the left turn left into North Street and continue for about 150 yards and then turn right into Glovers Close and continue in a clockwise direction where number 11 will be found set back on the left.







GROUND FLOOR  
APPROX. FLOOR  
AREA 918 SQ.FT.  
(85.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 885 SQ.FT.  
(82.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1803 SQ.FT. (167.5 SQ.M.)  
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