



The Pollards, Chetnole Road, Leigh, Sherborne

A well-presented three/four bedroom detached bungalow in a quiet village location, enjoying a generous 0.229 acre plot, ample off road parking and a garage.

Guide Price

£445,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

The Pollards, Chetnole Road, Leigh, Sherborne, DT9 6HJ

- Three/Four bedroom detached bungalow
- Modern fitted kitchen with integrated appliances
- Spacious and light sitting room overlooking the garden
- Well presented accommodation having been updated by the current owners
- 0.227 acre plot, with beautifully landscaped gardens
 - Garage and ample off road parking
 - Peaceful village location

Viewing strictly by appointment
Symonds & Sampson
01935 814488





This beautifully presented four-bedroom detached bungalow is situated in the ever popular village of Leigh and has been updated by the current owners to create a lovely home. The property offers three conventional bedrooms, with a fourth bedroom providing flexibility for a range of different uses. The sitting/dining room and kitchen both overlook the garden and welcome in a wealth of light. Boasting a 0.229 acre, level plot, the gardens offer a wealth of opportunity.

Accommodation

Upon entering the property, you are welcomed into a spacious entrance hall featuring an airing cupboard and additional storage. The hall provides access to the loft, which is insulated, has a light and ladder as well as partial boarding. To the left are two smaller bedrooms, and a well-appointed bathroom, while on the right, you will find the spacious master bedroom.

The rear of the property houses a recently refitted kitchen, showcasing the meticulous attention to detail by the current owners. The kitchen is equipped with integrated appliances,

including a dishwasher, eye-level electric oven, and a 5-ring electric hob with extractor hood over. A cupboard discreetly houses the oil central heating boiler and there is a useful pantry. Two windows offer a delightful outlook over the garden, and a door leads to the side porch. This space has doors leading to the front and into the rear garden, and is used as a utility room with plumbing for the washing machine and tumble dryer.

The sitting room also boasts two windows overlooking the garden, creating a bright and airy atmosphere. A multifuel burner adds warmth and character to the room, while a wide opening leads into the dining area.

Off of the dining room is a cloakroom which in turn leads to another room which offers versatility to be used either as a bedroom, office or perhaps made into a dressing room and ensuite for the master (subject to the relevant permissions and complying with regulations).

The current owners have invested in substantial upgrades,

including the replacement of most windows, a fully decorated interior, and a contemporary kitchen. The property also features new flooring, oak doors, and modern décor throughout.

Garden

The meticulously landscaped and generously sized garden offers a delightful patio area adjacent to the property, perfect for outdoor seating or alfresco dining. Notable features include a fish pond, a wildlife pond, a brick and timber built shed which has been reroofed, a polytunnel and a large log store. The garden includes areas of lawn, flower and shrub beds, apple trees, and a convenient outside tap.

To the front of the property is a gravelled driveway leading to a single garage that has up and over door and benefits from light and power. The front garden is a good size, largely laid to lawn, with flower beds and a path leading to the front door.

Services

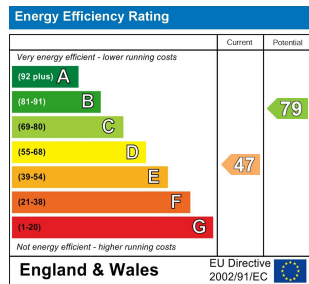
Mains electric, water and drainage

Oil fired central heating
 Dorset Council
 Council tax band E

Broadband - Superfast broadband is available.
 Mobile phone coverage - Network coverage is available indoors and outdoors.
 (Information from Ofcom
<https://www.ofcom.org.uk>)

Agents note
 Please note, the property is of brick and steel frame construction and therefore considered non-standard. We have been informed by the current vendors that asbestos is present in the garage roof.

Directions
 Taking the A352 south out of Sherborne, when you reach the village of Longburton, turn right, following signs for Leweston and Leigh. Stay on this road until reach the T-Junction on Bailey Ridge (approx 5 miles). Turn right and head down the hill into Leigh, going over the bridge. At the triangle take the left onto Chetnole Road. Follow the road and the property will be found on the right hand side, denoted by our For Sale board. What 3 Words ///culminate.croaking.defers



SHE/AWW/022024

Chetnole Road, Leigh, Sherborne

Approximate Area = 1081 sq ft / 100.4 sq m
 Garage = 165 sq ft / 15.3 sq m
 Store = 57 sq ft / 5.2 sq m
 Total = 1303 sq ft / 121 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Symonds & Sampson. REF: 1081842



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