

Rolfe East



Golden Hill, Stourton Caundle, DT10 2JR

Offers In The Region Of £795,000

- SUBLIME ELEVATED POSITION WITH STUNNING SOUTHERLY COUNTRYSIDE VIEWS.
- EXQUISITE LEVEL PLOT EXTENDING TO OVER A THIRD OF AN ACRE (0.46 ACRES APPRX).
- MATURE REMODELLED DETACHED HOUSE FINISHED IN A SCANDINAVIAN STYLE.
- PRIVATE SWEEPING DRIVEWAY APPROACH PROVIDING PARKING FOR SIX CARS OR MORE.
- DETACHED TIMBER DOUBLE GARAGE AND FURTHER CARPORT.
- NO FURTHER CHAIN.
- STYLISH - BLENDING CONTEMPORARY OPEN-PLAN LIVING WITH CHARACTER FEATURES.
- EXPOSED HEAVY BEAMS, OAK FLOORS AND CAST IRON LOG BURNING STOVE.
- OIL FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- VERY SHORT WALK TO PRETTY VILLAGE CENTRE AND PUB.

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Charterhay Golden Hill, Stourton Caundle DT10 2JR

NO ONWARD CHAIN! STUNNING COUNTRYSIDE VIEWS! 'Charterhay' is a simply fantastic, mature, detached house situated in an idyllic, elevated edge of village location in a level plot and exquisite gardens extending to just under half an acre (0.46 acres approximately). The house boasts sublime, extensive countryside views from most of the windows and the rear garden backs on to fields, boasting a sunny southerly aspect. There is a private, sweeping driveway approach providing off road parking for six cars or more leading to a detached timber double garage and further carport. The house has been the subject of extensive remodelling and stylish extension, now finished in a Scandinavian style. The wonderful, well-arranged accommodation boasts an eclectic blend of contemporary open-plan living and period character with features such as exposed heavy beams, oak flooring and a cast iron log burning stove. The house is heated via an oil-fired radiator central heating system and boasts uPVC double glazing. There is no shortage of natural light with most of the accommodation benefitting from a sunny southerly aspect and many of the windows boasting far reaching countryside views. Who needs art on your walls with views like these! The deceptively spacious accommodation comprises entrance porch, entrance reception hall, open-plan sitting room / dining room, open-plan kitchen / family room, office / ground floor double bedroom four, utility room, ground floor shower room / WC and further cloakroom / WC. On the first floor, there is a landing area, large master double bedroom with en-suite shower room, two further generous double bedrooms and a family bathroom. It is only a short walk to the pretty village centre and popular village pub. This house also boasts fantastic countryside walks from the front door – ideal as you do not have to put the dogs or the kids in the car!



Council Tax Band: E



The historic town centre of Sherborne is only a short drive away with its superb boutique high street with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. Sherborne also has the mainline railway station making London Waterloo directly in just over two hours. THIS RARE AND UNIQUE HOME MUST BE VIEWED IN ORDER TO BE FULLY APPRECIATED.

Large Storm porch with light connected, slate tiled floor. Double glazed front door leads to entrance/ reception hall 7" maximum x 21"1 maximum. A generous entrance reception hall providing a greeting area and a heart to the home. uPVC double glazed window to the side, enjoying countryside views. Oak floors, radiator. Staircase rises to the first floor. Oak door to hall/ cloaks cupboard space. Oak doors lead off the entrance reception hall to the main ground floor rooms.

Sitting room / Dining room: 37"11 maximum x 14"8 maximum.

A beautifully proportioned, stunning main reception room, enjoying a wealth of character features and excellent natural light. Large feature uPVC double glazed window to the rear, enjoying extensive countryside views and a sunny southerly aspect. uPVC double glazed doors lead onto the rear garden, further window to the rear. Inglenook fireplace with cast iron log burning stove, paved hearth. Oak floors, exposed beams, feature window seat, inset ceiling lighting, two radiators, TV point, full fiber broadband connection. This huge main reception room is comfortably split into two main reception areas - sitting room area and dining room area. Oak door from the dining area leads to

Open-plan Kitchen/ Breakfast room: 26"4 maximum x 14"11 maximum.

A simply huge open-plan contemporary living space, enjoying excellent levels of natural light from a triple aspect. Large feature uPVC double glazed window to the rear enjoys a sunny southerly aspect and stunning countryside views. Two uPVC double glazed windows to the side, uPVC double glazed windows to the front, uPVC double glazed double French doors open onto the rear garden. A range of contemporary kitchen units comprising, attractive stone worksurfaces and surrounds, ceramic double Belfast sink with mixer tap over, space for large range-style oven (Stoves range-style oven available by separate negotiation), a range of drawers, pan drawers and cupboards under. Integrated dishwasher, integrated fridge and two freezers, a range of matching wall mounted cupboards with under unit LED lighting. Concealed wall mounted cooker hood / extractor fan, large island unit with oak worktops, pan drawers and cupboards under. Bin recycling store, breakfast bar with further cupboards, two radiators, Porcelanosa floor tiles, inset ceiling lighting and speaker system, TV point. Door leads to cupboard housing Grant oil fired boiler. uPVC double glazed door leads from the open-plan kitchen/ breakfast room to

Utility room/ Boot room: 10"3 maximum x 10"2 maximum.

A range of fitted kitchen units comprising oak worksurface, circular ceramic sink bowl with mixer tap over, fitted cupboard under. Space and plumbing for washing machine and tumble dryer, ceramic floor tiles, electric heater. uPVC double glazed window to the rear, enjoying a sunny southerly aspect and extensive countryside views. Double glazed door to the front, cottage door leads to

Cloakroom / W.C: 4"1 maximum x 3" maximum.

Fitted low level W.C, ceramic floor tiles, electric light connected.

Oak door from the entrance hall leads to

Ground Floor Bedroom Four / Study: 15"3 maximum x 8"4 maximum.

uPVC double glazed window to the front, oak flooring, radiator. Multiple doors lead to fitted shelved cupboard space / wardrobe.

Cloakroom/ Shower room: 10"11 maximum x 3"2 maximum.

A modern white suite comprising low level W.C, wall mounted wash basin, glazed shower cubicle with wall mounted mains shower over, tiled walls and floor. Two uPVC double glazed windows to the front, chrome heated towel rail, extractor fan.

Staircase rises from the entrance reception room to the first-floor landing. A generous landing area, uPVC double glazed window to the front with views across the village, radiator with decorative cover, ceiling hatch to loft storage space. Oak door leads to airing cupboard housing unvented hot water cylinder, slatted shelving. Further oak door leads to large, shelved storage cupboard space. Oak doors lead off the landing to the first-floor rooms.

Master Bedroom: 16"1 maximum x 12"3 maximum.

A generous double bedroom enjoying a light dual aspect with uPVC double glazed windows to the side, uPVC double glazed window to the rear, enjoying extensive countryside views with a sunny southerly aspect, radiator. Sliding oak door leads to En-Suite Shower Room: Low level W.C, pedestal wash basin, glazed shower cubicle with wall mounted mains shower over, tiled walls and floor, chrome heated towel rail, illuminated mirrored cabinet.

Bedroom Two: 14" maximum x 12"3 maximum.

A second generous double bedroom enjoying a light dual aspect with uPVC double glazed window to the side, uPVC double glazed window to the rear enjoying extensive countryside views and a sunny southerly aspect, radiator.

Bedroom Three: 12"4 maximum x 11"2 maximum.

A third generous double bedroom, uPVC double glazed window to the rear enjoying

extensive countryside views and a sunny southerly aspect, radiator. Door leads to fitted wardrobe cupboard space.

Family Bathroom: 8"4 maximum x 6"7 maximum.

A modern white suite comprising low level W.C, pedestal wash basin, panel bath with mains shower tap arrangement over. Separate glazed corner shower cubicle with wall mounted mains shower over, tiled walls and floor, chrome heated towel rail, uPVC double glazed window to the side, inset ceiling lighting, illuminated mirrored cabinet.

Outside:

This beautiful property stands in an impressive plot and gardens extending to just under half an acre (0.46 acres approximately) in an elevated position. The rear garden boasts a sunny southerly aspect and extensive, breathtaking countryside views.

At the front of the property, a private driveway sweeps to a parking area providing off road parking for six cars or more. Driveway benefits from outside lighting. Driveway leads to

Detached timber Double Garage: 19"8 in width x 20"4 in depth.

Double timber garage doors, light and power connected, rafter storage above. Personal door to the side.

Attached timber carport to the side: 15"8 in depth x 9"8 in width. Security lighting, electric car charging point, log storage.

There is a substantial lawned garden at the front of the property, elevated from the country lane, enjoying a variety of mature trees, fruit trees plants and shrubs. Detached timber garden shed.

There is access of both sides of the property with side garden areas on both the east and the west side, vegetable garden boasting a stunning rural backdrop. Further patio seating area with outside tap, oil tank.

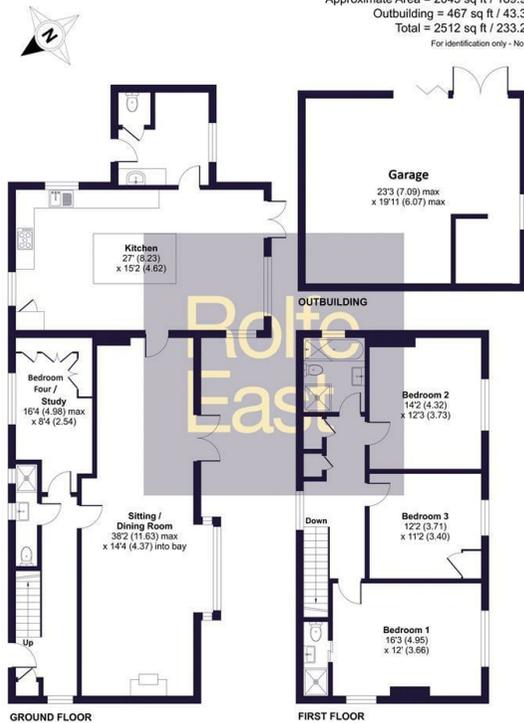
Timber gates on both sides of the property lead to the main rear garden. A superb level rear garden laid mainly to lawn, boasting a sunny southerly aspect and glorious countryside views, paved patio area providing quite the sun trap, outside lighting, a variety of well stocked flowerbeds and borders with mature trees, plants and shrubs. Detached timber cabin with timber decked patio area. Cabin measures 9"9 in depth x 13"4 in width. Windows to the front and side, glazed double door to the front, light and power connected.



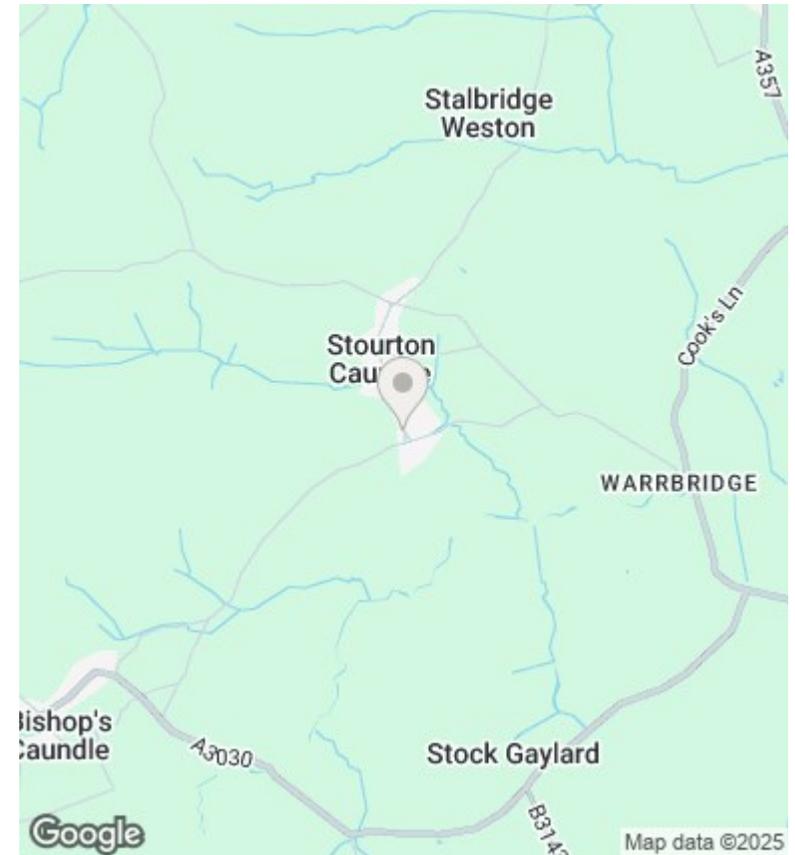


Golden Hill, Stourton Caundle, Sturminster Newton, DT10

Approximate Area = 2045 sq ft / 189.9 sq m
 Outbuilding = 467 sq ft / 43.3 sq m
 Total = 2512 sq ft / 233.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richrecom 2024. Produced for Rolfe East Sherborne Ltd. REF: 1160993



Directions

Viewings

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

Council Tax Band

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			78
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	