

Rolfe East



Roberts Court, Digby Road, Sherborne, DT9 3LB

Offers In Excess Of £375,000

- ATTRACTIVE NATURAL STONE PERIOD-STYLE THREE STOREY HOUSE.
- EXCLUSIVE GATED COURTYARD DEVELOPMENT OF ATTRACTIVE STONE PROPERTIES.
- PRETTY COMMUNAL GARDENS.
- THREE DOUBLE BEDROOMS - MASTER BEDROOM WITH EN-SUITE BATHROOM.
- GATED SECURE ALLOCATED PARKING FOR ONE CAR.
- NO FURTHER CHAIN.
- DOUBLE GLAZING AND MAINS GAS FIRED RADIATOR CENTRAL HEATING.
- VERY CLOSE TO SHERBORNE ABBEY, HIGH STREET AND RAILWAY STATION TO LONDON.

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Council Tax Band: E



NO FURTHER CHAIN! '4 Roberts Court' is a beautiful, natural stone, period-style, corner terraced house situated in an exclusive, 'tucked away', gated residential address a very short level walk to Sherborne Abbey, town centre and the mainline railway station to London Waterloo. The property is tastefully presented and is heated via mains gas fired radiator central heating and also benefits from double glazing. The property enjoys a paved area at the rear and a lovely shared garden at the front, arranged for low maintenance purposes. There is a gated, secure residents parking area. This property comes with one allocated parking space. This sought after home has countryside walks from nearby the front door at Purleigh, The Water Meadows and the Sherborne Castles, but is also only a very short walk to the historic town centre. The accommodation comprises entrance reception hall, lounge / dining room, kitchen / breakfast room and ground floor WC / cloakroom. On the first floor, there is a landing area, a master double bedroom with en-suite shower room, a second double bedroom and a family bathroom. On the second floor, there is a landing area, a third generous double bedroom with cupboards and a boiler room. This property comes with an annual maintenance charge of £525 for upkeep of the communal gardens, areas and automatic gates. It is only a very short, level walk to the coveted, historic town of Sherborne 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. It is also a very short, level walk to the mainline railway station making London Waterloo directly in just over two hours. 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 original Sherborne House building.

This superb, unique property is perfect for those aspiring couples making the most of the reducing mortgage rates, looking for their ultimate Dorset home, mature buyers cashing out of the South East and London market or cash buyers looking for their perfect West Country home to settle in, potentially linked to the wonderful selection of local schools. It may also be of interest to the residential letting, pied-a-terre and second home market. THIS UNIQUE, ATTRACTIVE HOME MUST BE VIEWED INTERNALLY TO BE FULLY APPRECIATED.

Entrance Hall

Front door leading in to the hallway, stairs to the first floor, under stairs cupboard, tiled flooring, telephone point and a radiator.

Cloakroom

Front facing double glazed sash window, WC, wash hand basin, tiling to splash back, radiator.

Lounge: 21' 6" max x 10' 5" max (6.55m max x 3.17m max)

Enjoying a dual aspect with front and rear facing double glazed sash windows, gas fireplace, television aerial point and two radiators.

Kitchen: 12' 5" x 8' 10" (3.78m x 2.69m)

Rear facing double glazed window, doors to the hallway and outside, fitted kitchen with wall and base units, work surfaces, tiling, 1 1/2 bowl stainless steel sink and drainer, integrated electric oven and gas hob, electric cooker point, cooker hood, plumbing for a washing machine and a dishwasher, integrated fridge/freezer and a radiator.

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Landing

Stairs from the ground floor and stairs leading to the second floor.

Bedroom One 13' 7" max x 9' 1" (4.14m max x 2.77m)

Rear facing double glazed sash window, telephone point, television aerial point and a radiator.

Ensuite 6' x 4' 9" max (1.83m x 1.45m max)

Rear facing double glazed window, shower cubicle, tiling, WC, wash hand basin, light with a shaver point, extractor fan and a radiator.

Bedroom Two 10' 4" max x 9' 9" max (3.15m max x 2.97m max)

Front facing double glazed sash window and a radiator.

Bathroom 9' 1" x 4' 11" plus recess (2.77m x 1.50m plus recess)

Front facing double glazed sash window, bath with a shower over, WC, wash hand basin, light with a shaver point, extractor fan and a heated towel rail.

Second Floor Landing

Double glazed sash window to the rear, stairs from the first floor landing and storage in the eaves.

Bedroom Three 13' 11" max x 11' 9" plus recess (4.24m max x 3.58m plus recess)

Two front and one rear facing double glazed sash windows, access to the loft, storage in the eaves (one section housing the gas central heating boiler) and a radiator.

Outside

Front Garden

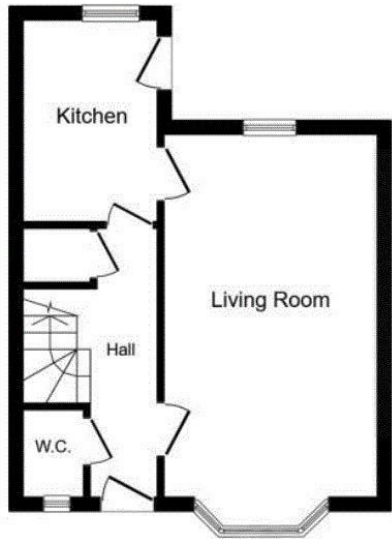
At the front of the property there is a lovely, feature communal garden.

Rear Garden

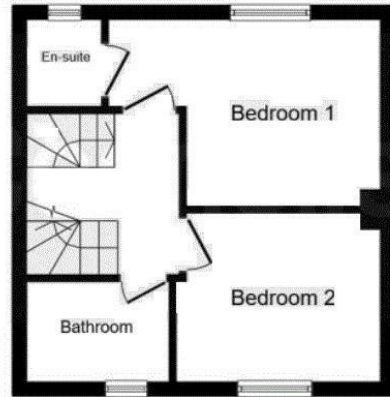
At the rear of the property there is a paved area.

Parking

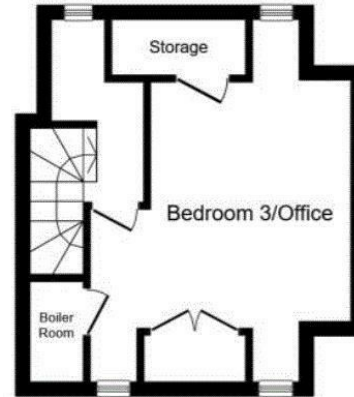
There is one allocated parking space with the property in a secure, gated residents parking area.



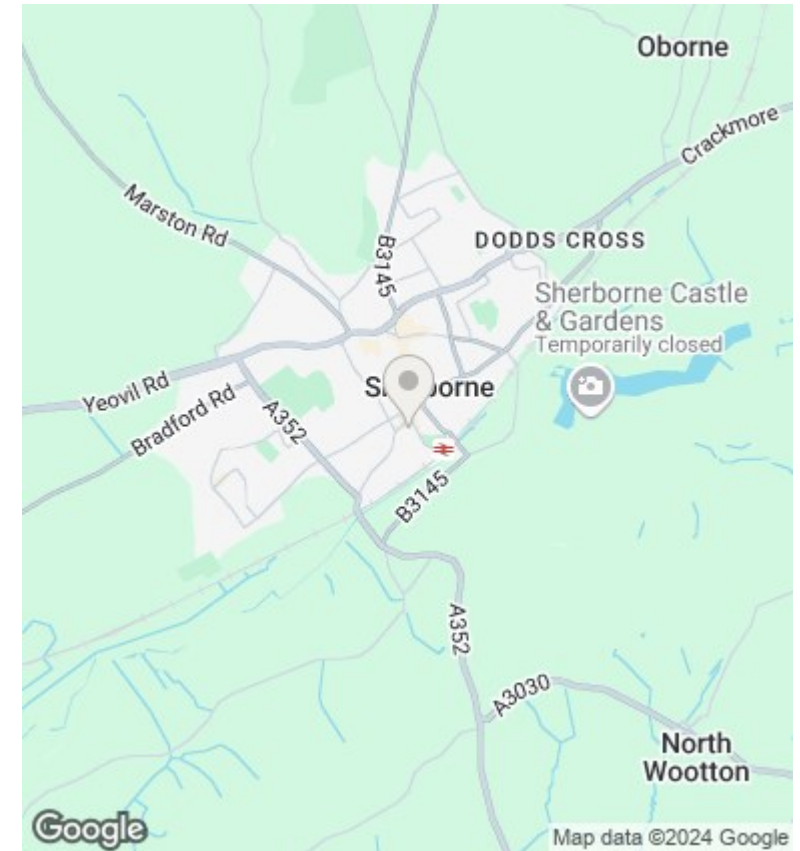
Ground Floor



First Floor



Second Floor



Approximate Gross Internal Floor Area 1313 sq. ft / 122 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. Whilst 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.

Viewings

Viewings by arrangement only. Call 01935814929 to make an appointment.

Council Tax Band

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		77	86
England & Wales		EU Directive 2002/91/EC	