

Rolfe East



Marston Road, Sherborne, DT9

Guide Price £685,000

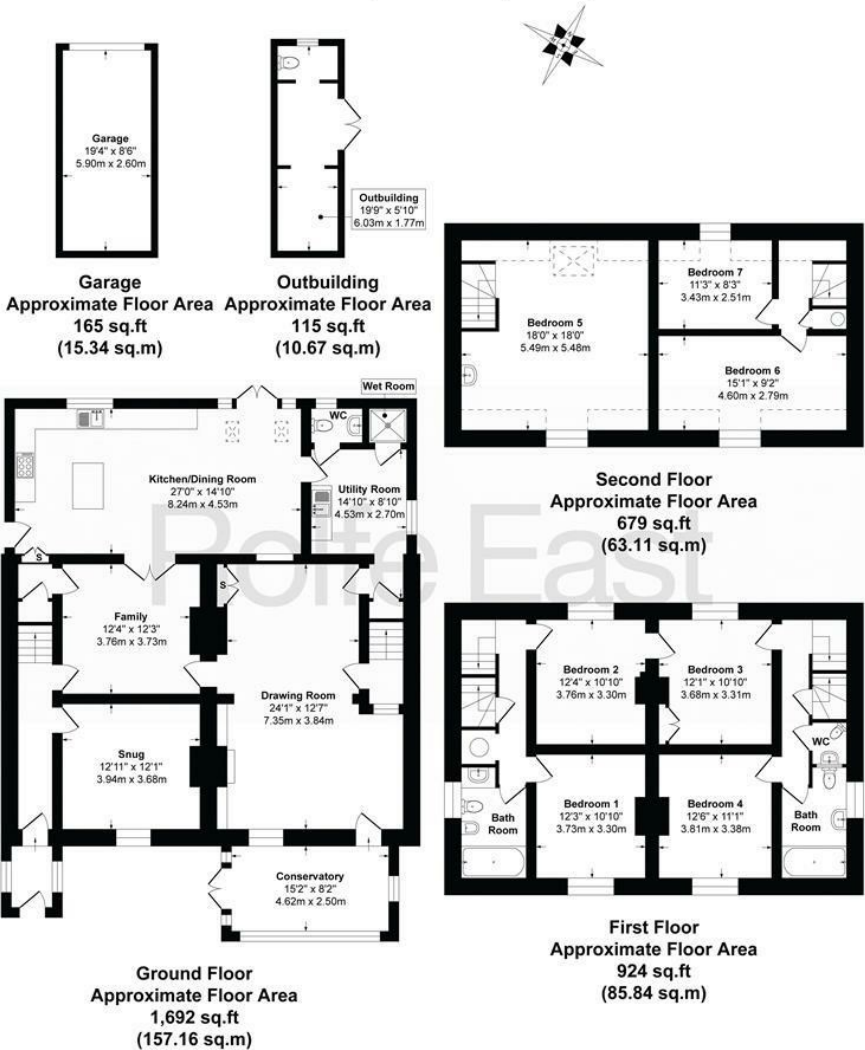


'Nethercoombe House' is a handsome, period, deceptively spacious (3575 square feet), double-fronted, detached house offering seven double bedrooms and situated in a secret 'tucked away' location, set back from the Marston Road, a short walk to the heart of this pretty Dorset town and mainline railway station to London Waterloo. The property boasts a generous plot extending to 0.15 acres approximately, a level main garden enjoying a good degree of privacy and a sunny southerly aspect. The house has a driveway accessed off Coombe providing off road parking for one car, leading to a single garage. The property is enviably free from the restrictions of Grade II listing and yet retains many original period character features including excellent ceiling heights, period panel doors and mouldings, carved Hamstone window surrounds and working panelled shutters. The well-arranged, deceptively spacious accommodation is in good decorative order throughout and enjoys good level of natural light from a south-facing aspect at the front. The accommodation comprises entrance reception hall, sitting room with working open fireplace, 'wow-factor' open-plan kitchen family room, large utility room, snug / reception room two, music room / inner hall, conservatory, ground floor shower room and ground floor WC / Cloakroom. There are two staircases accessing the first floor. The first staircase leads to a first floor landing area, four generous double bedrooms, a family bathroom, separate shower room / WC and separate WC. Two staircases rise from the first floor to the second floor. One leads to two further double bedrooms. The other leads to a master double bedroom with dual aspect and great views of Sherborne town.

The property boasts mains gas fired radiator central heating throughout and benefits from double glazing. The property is a short walk to the stunning, historic town of Sherborne with its superb boutique high street boasting cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous schools. 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. It is also a short walk to the mainline railway station, making London Waterloo directly in just over two hours. The property is perfect for those aspiring couples or families looking for their perfect Sherborne home, multi generational living, 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 holiday letting or second home market. **THIS RARE AND UNIQUE HOME MUST BE VIEWED TO BE FULLY APPRECIATED.**



Marston Road, Sherborne, Dorset, DT9



Approximate Gross Internal Floor Area 3,575 sq. ft / 332.12 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 01935 814 929 to make an appointment.

Council Tax Band

F

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		
England & Wales		
EU Directive 2002/91/EC		