

Rolfe East



51 Hound Street, Sherborne, Dorset, DT9 3AB

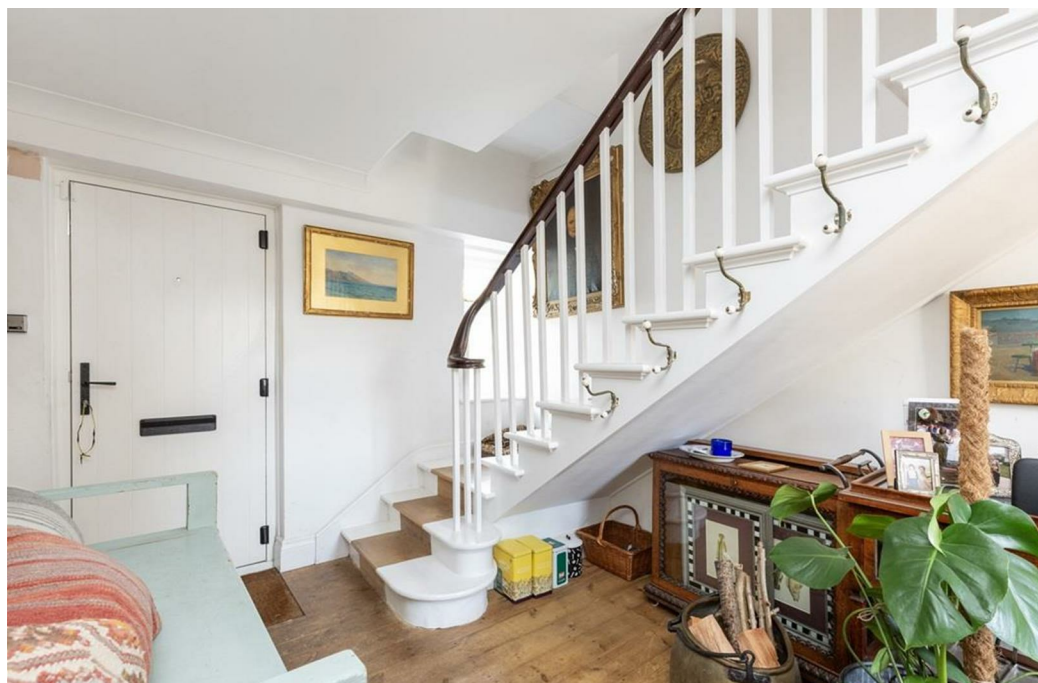
Offers In The Region Of £900,000

- RARE AND UNIQUE - A ONE-OFF OPPORTUNITY!
- LIGHT ACCOMMODATION EXTENDING TO APPROXIMATELY 1598 SQUARE FEET.
- SCOPE FOR A SINGLE STOREY EXTENSION / GRANNY ANNEX (STPP).
- SHORT WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.
- VIEWS OF SHERBORNE HOUSE AND SHERBORNE ABBEY!
- ATTACHED INTEGRAL GARAGE AND DRIVEWAY PARKING FOR THREE CARS.
- A RARE AND UNIQUE PROPERTY!
- LEVEL PLOT AND NATURAL STONE WALLED GARDEN EXTENDING TO 0.16 ACRES APPRX.
- LINK DETACHED NATURAL STONE PERIOD CONVERSION PROPERTY.
- SITUATED IN ONE OF THE BEST ADDRESSES IN SHERBORNE TOWN CENTRE.

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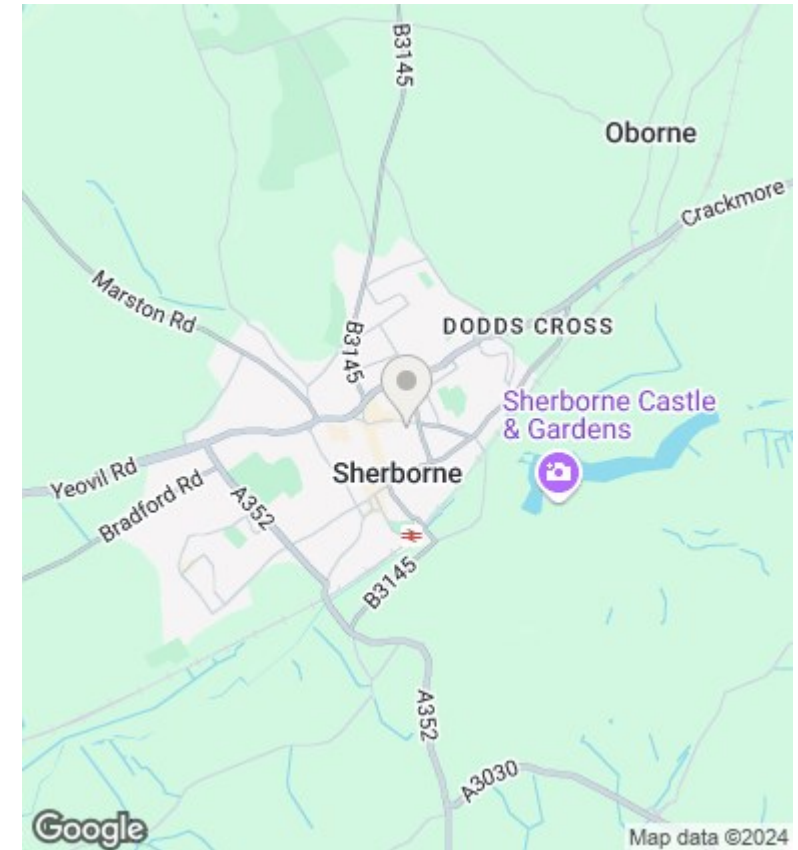
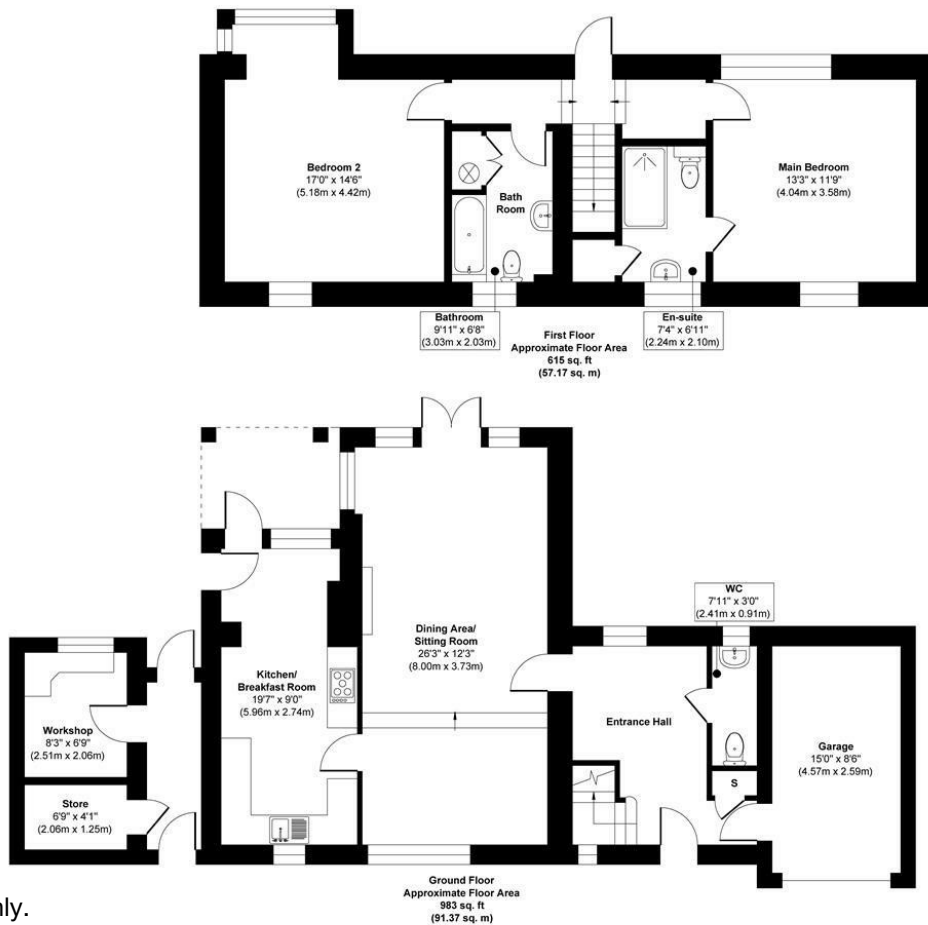
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Council Tax Band: F



The deceptively spacious accommodation is well arranged, enjoying excellent levels of natural light from dual aspects. It comprises large entrance reception hall, sitting room / dining room, open-plan kitchen breakfast room and ground floor WC. On the first floor, there is a split level landing area, master double bedroom with en-suite shower room, second generous double bedroom and a family bathroom. The house is located in a fantastic residential address, a stone's throw from Sherborne House and the popular centre of Sherborne Town. There are great dog walks from nearby the property. The property is very close to events venue, The Digby Hall and Sherborne Library. Sherborne has a coveted boutique high street and bustling out and about culture, markets, cafes, Waitrose store, restaurants, world famous private schools, breath-taking abbey building and mainline railway station making London Waterloo 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 building of the original Sherborne House. This lovely property is perfect for those aspiring couples or families looking for the ideal Sherborne home, cash rich buyers looking for somewhere to settle in this exceptional area or as a pied-a-terre. THE CURRENT VENDOR HAS FOUND A VACANT PROPERTY - WITH NO FURTHER CHAIN.





Viewings

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

Approx. Gross Internal Floor Area 1301 sq. ft / 120.99 sq. m (Excluding Garage & Store & Workshop)
Approx. Gross Internal Floor Area 1598 sq. ft / 148.54 sq. m (Including Garage & Store & Workshop)

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F

Produced by Elements Property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	