

# Rolfe East



## Holwell, Dorset, DT9

Guide Price £490,000

- SUBSTANTIAL FOUR BEDROOM DETACHED BUNGALOW IN SEMI-RURAL SETTING.
- SOCIABLE OPEN-PLAN LIVING ACCOMMODATION (2279 square feet).
- OIL-FIRED RADIATOR CENTRAL HEATING AND DOUBLE GLAZING.
- SHORT DRIVE TO SHERBORNE TOWN AND RAILWAY STATION TO LONDON.
- LEVEL CORNER PLOT EXTENDING TO JUST UNDER A QUARTER OF AN ACRE.
- SUPERB FLOW OF NATURAL LIGHT.
- CAST IRON LOG BURNING STOVE.
- ATTACHED GARAGE AND TWO DRIVEWAYS (parking for 5+ cars).
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM.
- COUNTRY LANE WALKS FROM THE FRONT DOOR!

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'Foxways' is a substantial (xxxx square feet), detached bungalow occupying a choice, level corner plot (just under a quarter of an acre - 0.23 acres approximately) situated in a very sought-after position on the edge of this popular Dorset village with country lane walks from the front door. The property boasts contemporary open-plan accommodation with an excellent flow of natural light. There are two driveways collectively providing off road parking for five cars or more. There is also an attached single garage / workshop. The lovely gardens are situated at the front, side and rear of the property, enjoying westerly and southerly aspects. The sociable accommodation is well arranged and flexible, comprising entrance reception hall, sitting room, open-plan kitchen / breakfast room, utility room, cloakroom / WC, master double bedroom with en-suite shower room, two further double bedrooms, bedroom four / office and a large family bathroom. It is heated via an oil-fired radiator central heating system and cast iron log burning stove. It also benefits from bespoke timber double glazing. There are great country lane walks from the front door - ideal as you do not need to put the children or the dogs in the car. 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. It is also a short drive to the mainline railway station to London Waterloo. 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. The bungalow is perfect for those aspiring couples or families and mature buyers cashing out of the South East and London market. **MUST BE VIEWED INTERNALLY!**

 4  2  2  D

Council Tax Band: E



Paved pathway to storm porch. Double glazed double front doors lead to

**ENTRANCE RECEPTION HALL:** 15'4 maximum x 20'1 maximum. A generous L-shaped reception hall providing a greeting area and a heart to the home. Oak flooring, radiator, telephone point, ceiling hatch to loft storage area. Multi pane glazed double doors lead from the entrance reception hall to open plan kitchen/family room.

**OPEN KITCHEN-DINING ROOM:** 21'9 maximum x 19'10 maximum. A simply superb open-plan living area, enjoying a light dual aspect with uPVC double glazed sliding patio doors opening onto the rear garden boasting a westerly aspect and timber double glazed window to the side boasting a southerly aspect. This open-plan room boasts an extensive range of fitted oak kitchen units comprising stone effect laminated worksurface, decorative tiled surrounds, inset one and a half sink bowl and drainer unit, mixer tap over. Rangemaster range-style electric double oven and grill with hob, splashback and cooker hood over. Integrated dishwasher, integrated fridge, a range of drawers and cupboards under, a range of matching wall mounted cupboards with under unit lighting. Island unit with storage drawers and fitted wine rack under, breakfast bar, oak floors, radiator. Panel door leads to shelved larder cupboard with space for freezer. Multi pane glazed double doors lead from the open plan kitchen/dining room to the sitting room, when open providing a full through-measurement of 40'8.

**SITTING ROOM:** 19'4 maximum x 12'10 maximum. uPVC double glazed sliding patio door to the rear overlooks the rear garden, boasting a westerly aspect in the afternoon sun. Double glazed timber window to the rear, Hamstone feature fireplace recess, hearth and chimney breast feature, cast iron log burning stove. TV point, two radiators.

Glazed door from the open plan kitchen/dining room leads to

**UTILITY ROOM:** 9'9 maximum x 7'3 maximum. Laminated worksurface, tiled surrounds, space and plumbing for washing machine and tumble dryer, floor standing oil-fired central heating boiler, wall mounted cupboards. Glazed and

panel door to the rear, double glazed window to the rear, quarry tiled floor, radiator. Entrance to

**CLOKAROOM / GROUND FLOOR WC:** Fitted low level WC, wall mounted wash basin over storage cupboard, tiled splashback, radiator, quarry tiled floor, extractor fan.

Timber panel doors lead off the entrance reception hall to further rooms.

**MASTER BEDROOM:** 12'10 maximum x 11'2 maximum. A generous double bedroom, double glazed window to the front, radiator. Double doors lead to fitted wardrobe cupboard space. Further door leads to shelved storage cupboard space. Door leads to

**EN-SUITE SHOWER ROOM:** 6'8 maximum x 11' maximum. A modern white suite comprising low level WC, pedestal wash basin, glazed shower screen leads to walk in shower with wall mounted electric shower and floor drain, tiled walls and floor, chrome heated towel rail, ceiling window, extractor fan, illuminated mirrored cabinet.

**BEDROOM TWO:** 12'11 maximum x 7'4 maximum. A second double bedroom, double glazed window to the side, double glazed Velux ceiling window, radiator.

**BEDROOM THREE:** 10'9 maximum x 10'9 maximum. A third double bedroom, double glazed window to the front, radiator.

**BEDROOM FOUR / OFFICE:** 10'5 maximum x 6'11 maximum. A fourth double bedroom, double glazed Velux ceiling window to the rear, radiator.

**FAMILY BATHROOM:** 9'4 maximum x 8'7 maximum. A period style white suite comprising high level flushing WC, pedestal wash basin, free standing bath on ball-and-claw feet, shower tap arrangement over, glazed corner shower cubicle with wall mounted mains shower, tiling to splash prone areas, tiled floor, double glazed window to the front, period style radiator and



heated towel rail, extractor fan.

#### OUTSIDE:

This substantial bungalow stands on a generous choice level corner plot extending to just under a quarter of an acre (0.23 acres approximately). Paved pathway leads to storm porch with outside light. The front garden is laid mainly to lawn and enclosed by mature hedges. It boasts a variety to mature trees and shrubs.

There is a driveway at the front of the property providing off road parking for one to two cars. Area to store recycling containers and wheelie bins. Timber side gate at the rear of the property.

Timber five bar gate leads from the country lane to a second private driveway. This provides off road parking for a further two to three cars. Driveway leads to garage.

**GARAGE:** 21'3 in depth x 10'1 in width. Up and over garage door, light and power connected, rafter storage above, personal door to the side, window to the side.

**ATTACHED STUDIO ROOM:** 11' maximum x 7'11 maximum. Double glazed window to the front, double glazed door to the side, timber effect laminate flooring, light and power connected. Side area houses oil tank.

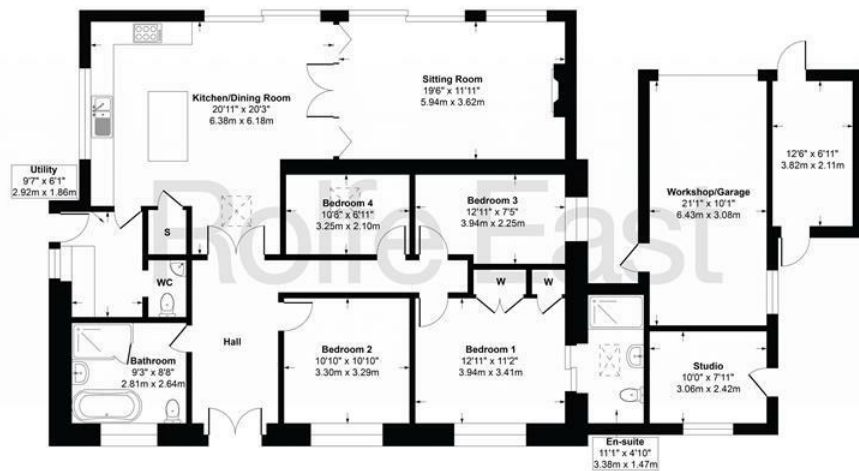
Main rear garden boasts a sunny westerly and southerly aspect. This rear garden measures 67'5 in width x 35'3 in depth. It is laid to level lawn, brick paved patio area. The rear garden is enclosed by timber panel fencing, mature hedges, outside lights, outside tap, timber garden shed.







Holwell, Dorset, DT9



Floor Plan  
Approximate Floor Area  
1,931 sq.ft  
(179.36 sq.m)

Approximate Gross Internal Floor Area 2,279 sq. ft / 211.70 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

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	58	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		76
England & Wales		EU Directive 2002/91/EC