

Rolfe East



Mildenhall Road, Sherborne, Dorset, DT9

Guide Price £735,000

- STUNNING FIVE DOUBLE BEDROOM DETACHED MODERN HOUSE IN TOP ADDRESS.
- SOUTH-FACING REAR GARDEN - QUITE THE SUN TRAP!
- REMAINDER OF TEN YEAR NHBC.
- NO FURTHER CHAIN.
- DOUBLE GARAGE AND DRIVEWAY PARKING FOR FOUR CARS.
- ACCOMMODATION BOASTS EXCELLENT LEVELS OF NATURAL LIGHT.
- LOG BURNING STOVE, OAK AND GLASS BALLUSTRADES AND FEATURE BAY WINDOW.
- OPEN-PLAN KITCHEN FAMILY ROOM OPENING ON TO REAR GARDEN.
- GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- EXCELLENT RESIDENTIAL ADDRESS JUST OFF 'MILLIONAIRES ROW'.

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NO FURTHER CHAIN. '5 Mildenhall Road' is a simply superb, modern, detached, executive home situated in the coveted Mildenhall development off the ever-popular Bradford Road, a short walk to the town centre of Sherborne and mainline railway station to London Waterloo. This contemporary home boasts tasteful, open-plan living and a 'high end' finish, complimented by a lovely south easterly-facing rear garden and aspect with views towards countryside and hills beyond neighbouring properties. The property boasts uPVC double glazing and mains gas fired radiator central heating throughout. There is a gated private driveway area at the side providing off road parking for four cars leading to a detached double garage. The open-plan accommodation is well-arranged over two floors and enjoys a good level of natural light. The house benefits from the remainder of a ten year NHBC. It comprises entrance reception hall, sitting room with cast iron log burning stove and feature bay window, 'wow-factor' open-plan kitchen / dining room with doors opening on to the rear south-facing garden, ground floor office / occasional bedroom six, utility room and cloakroom / WC. On the first floor there is a large landing with oak and glass balustrades, master bedroom with dressing area and en-suite shower room, second generous double bedroom with en-suite shower room, three further double bedrooms and a family bathroom. Nearby countryside is only a short walk away 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 walk 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 walk 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.



Council Tax Band: F



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 property is perfect for those aspiring couples or families, buyers cashing out of the South East and London market or mature cash buyers looking for their perfect pied-a-terre / home to settle in, potentially linked to the wonderful selection of local schools in this exceptional town. THIS BEAUTIFUL HOME MUST BE VIEWED INTERNALLY TO BE FULLY APPRECIATED.

Paved pathway leads to storm porch with outside light. Double glazed front door leads to

ENTRANCE RECEPTION HALL: 12'5 Maximum X 8'7 Maximum. A useful greeting area providing a heart to the home, oak and glass staircase rises to the first floor, oak door leads to under stairs cloaks cupboard, radiator, ceramic floor tiles, telephone, oak panel doors lead off the entrance hall to the main ground floor rooms.

SITTING ROOM: 15'7 Maximum in to bay window X 15' Maximum. A well-proportioned main reception room with feature bay window to the front, uPVC double glazed windows to the front with fitted plantation shutters, feature fireplace recess with timber surround and cast iron log burning stove, slate hearth, shelved fireside recesses, two radiators, inset LED ceiling lighting, TV point.

OFFICE / OCCASIONAL GROUND FLOOR BEDROOM SIX: 9'10 Maximum X 7'9 Maximum. uPVC double glazed window to the front with fitted plantation shutters, TV point, telephone point, radiator.

OPEN-PLAN KITCHEN / DINING ROOM: 30'10 Maximum X 13' Maximum. A fantastic, contemporary open-plan living space with several uPVC double glazed windows to the rear overlooking the rear garden and enjoying a sunny south-facing aspect. uPVC double glazed double French doors and side lights open on to the rear garden. This room is split into two main zones. The kitchen area boasts a range of contemporary fitted kitchen units comprising granite work surfaces and surrounds, inset stainless steel one-and-a-half sink bowl with mixer tap over, 5-burner inset stainless steel mains gas hob, glass splashback, a range of pan drawers and cupboards under, integrated NEFF dishwasher, built-in eye-level electric NEFF double oven and grill, matching wall mounted cupboards, wall mounted cooker hood / extractor fan, retractable larder cupboard, radiator, ceramic floor tiles, space for upright fridge freezer, inset ceiling lighting. Dining area with ceramic floor tiles, radiator, TV point. Oak door leads from the kitchen area to the

UTILITY ROOM: 8'3 Maximum X 5'6 Maximum. A range of fitted units comprising granite work surface and surrounds, stainless steel sink bowl with mixer tap over, a range of cupboards under, integrated washing machine, wall mounted cupboard houses mains gas fired boiler, double glazed door to the side, ceramic floor tiles, radiator, door leads to airing cupboard housing unvented Megaflor hot water tank with immersion heater and expansion tank.

Oak door leads from the entrance hall to

CLOAKROOM / GROUND FLOOR WC: 3'7 Maximum X 4'11 Maximum. Fitted low level WC, pedestal wash basin, tiling to splash prone areas and floor tiles, radiator, uPVC double glazed window to the side.

Oak and glass staircase rises from the entrance reception hall to the first floor landing. A spacious landing area with radiator, ceiling hatch to loft, oak doors lead off the landing to the first floor rooms.

MASTER BEDROOM: 20'2 Maximum X 11'4 Maximum. A generous main double bedroom with two uPVC double glazed windows to the front with fitted plantation shutters, two radiators, dressing area, fitted wardrobes, oak door leads to

EN-SUITE SHOWER ROOM: 6'10 Maximum X 4'10 Maximum. A modern white suite comprising low level WC, wall mounted wash basin, glazed shower cubicle with wall mounted mains shower over, tiled walls and floor, chrome heated towel rail, uPVC double glazed window to the side, shaver point, illuminated mirror, extractor fan.

BEDROOM TWO: 12'6 Maximum X 12'6 maximum. A second double bedroom with uPVC double glazed window to the rear, overlooking the rear garden and boasting south facing view to hills and countryside beyond neighbouring properties, radiator, TV point, telephone point, fitted wardrobes, oak door leads to

EN-SUITE SHOWER ROOM: 6'11 Maximum X 5' maximum. A white suite comprising low level WC, wall mounted wash basin, glazed shower cubicle with wall mounted mains shower over, tiled walls and floor, chrome heated towel rail, extractor fan, illuminated mirror.

BEDROOM THREE: 10'7 Maximum X 9'3 Maximum. Another double bedroom with uPVC double glazed window to the front with fitted plantation shutters, fitted wardrobes, radiator.

BEDROOM FOUR: 10'1 Maximum X 8'9 Maximum. A fourth double bedroom, uPVC double glazed window to the rear, overlooking the rear garden and boasting south facing view to hills and countryside beyond neighbouring properties, radiator, TV point, telephone point.

BEDROOM FIVE: 9'10 Maximum X 9' Maximum. A fifth double bedroom, uPVC double glazed window to the rear, overlooking the rear garden and boasting south facing view to hills and countryside beyond neighbouring properties, TV point, telephone point, fitted wardrobe.

FAMILY BATHROOM: 6'9 Maximum X 6'2 Maximum. A modern white suite comprising fitted low level WC, wall mounted wash basin, panel bath with glazed shower screen, wall mounted mains shower over, tiled walls and floor, chrome heated towel rail, extractor fan, illuminated wall mirror, uPVC double glazed window to the side.

OUTSIDE: At the front of the house, there is a portion of lawned garden with a variety of mature hedges and plants. A paved pathway leads to a storm porch with outside light. A dropped kerb gives vehicular access to a private driveway area providing off road parking for four cars. Double timber gates, outside tap, area to store recycling containers and wheelie bins. Driveway leads to a

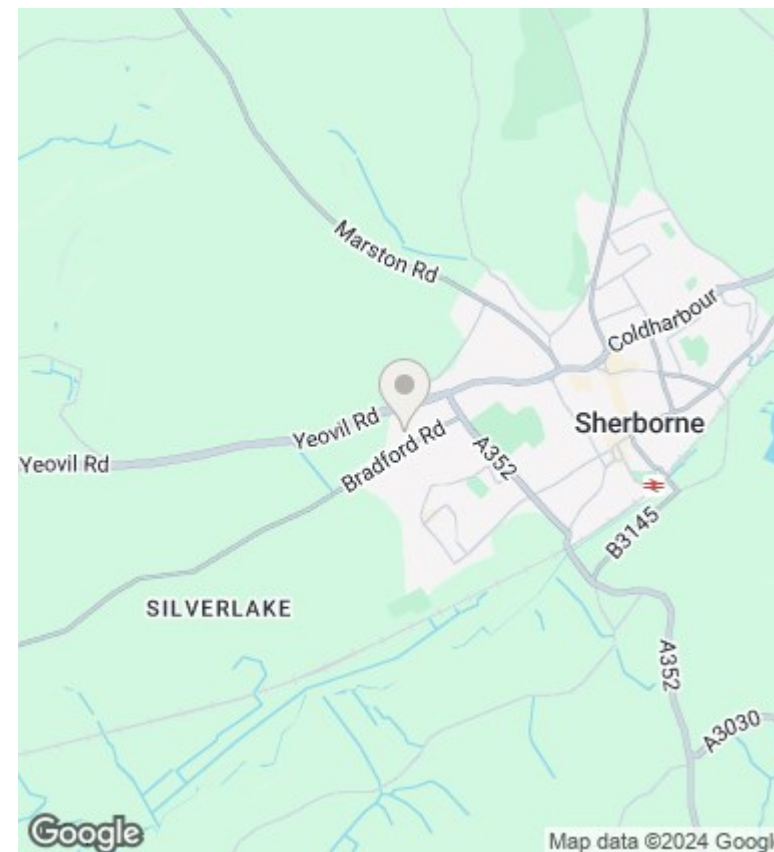
DETACHED DOUBLE GARAGE: 17'6 Maximum width X 18' Maximum depth. Timber automatic garage door, double glazed door to the side, light and power connected, rafter storage above.

Timber gate gives access from the driveway area to the MAIN REAR GARDEN: 41' Maximum in depth X 55' Maximum in width. This lawned rear garden boasts a good degree of privacy and a sunny southerly aspect. A variety of flowerbeds and borders, rear garden enclosed by timber fencing and mature hedges, outside lighting, outside tap, outside power points, large paved undercover patio seating area with feature glazed canopy and automatic retractable sun canopy.





Mildenhall Road, Sherborne, Dorset, DT9



Viewings

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

Council Tax Band

F

| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 94 |
| (81-91) B | | 86 | |
| (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 | |