

# Rolfe East



## Middle Ridge Lane, Corton Denham, DT9 4LP

Offers In Excess Of £735,000

- SUBSTANTIAL (2264 SQUARE FEET) MODERN DETACHED HOUSE IN TOP VILLAGE.
- OIL FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- THREE BATHROOMS PLUS GROUND FLOOR WC, STUDY AND UTILITY ROOM.
- SHORT DRIVE TO SHERBORNE CENTRE AND MAINLINE RAILWAY STATION TO LONDON.
- DOUBLE GARAGE AND DRIVEWAY PARKING FOR 4-5 CARS.
- FOUR DOUBLE BEDROOMS.
- AWARD-WINNING COUNTRYSIDE WALKS FROM THE FRONT DOOR!
- LEVEL PLOT AND GARDENS EXTENDING TO A FIFTH OF AN ACRE (0.20 ACRES APPROX.)
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM AND DRESSING ROOM.
- SHORT WALK TO TOP GASTRO PUB AND PRETTY PARISH CHURCH.

80 Cheap Street, Sherborne, Dorset, DT9 3BJ  
01935 814 929

sherborne@rolfe-east.com  
<https://www.rolfe-east.com/>



# Pound House Middle Ridge Lane, Corton Denham DT9 4LP

VACANT - 'Pound House' is a double-fronted, modern, substantial (2264 sq ft), detached house situated in a popular residential address in this top village, a very short walk from the pretty village centre and pub. It is a very short drive to Sherborne town centre and mainline railway station to London Waterloo. The house occupies a choice, level corner plot and landscaped gardens extending to a fifth of an acre (0.20 acres approximately) with timber summer house. The gardens boast an east to west aspect plus private driveway parking for four to five cars leading to a detached double garage. The property is heated by an oil-fired radiator central heating system and also benefits from uPVC double glazing. The accommodation enjoys good levels of natural light from dual and triple aspects and comprises large entrance reception hall, sitting room, dining room, open plan kitchen / breakfast room, snug / garden room, study, utility room and a ground floor cloakroom / WC. On the first floor, there is a landing area, master double bedroom with en-suite shower room and dressing room, second double bedroom with en-suite shower room, two further double bedrooms and a family bathroom. There are superb, award-winning countryside walks from the front door – ideal as you do not need to put the children of the dogs in the car! It is also only a short walk to the fabulous village pub. It is a short drive to the stunning, historic town centre of Sherborne with its superb boutique high street boasting cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses, Sherborne's world-famous schools and 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.



Council Tax Band: F



It is also a short drive to the mainline railway station, making London Waterloo directly in just over two hours.

Storm porch with outside light, double glazed front door leads to

**ENTRANCE RECEPTION HALL:** 12'2 maximum x 8'10 maximum. A generous greeting area providing a heart to the home. Staircase rises to the first floor, radiator, telephone point, door to understairs storage cupboard space. Panel doors lead off the entrance hall to the main ground floor rooms.

**SITTING ROOM:** 22'4 maximum x 13'2 maximum. A generous main reception room enjoying a light triple aspect with uPVC double glazed window to the front boasting a westerly aspect and the afternoon sun, uPVC double glazed sliding patio doors opening on to the rear garden with views to hills and countryside and third uPVC double glazed window to the side, period style stone fire surround with electric fire inset, two radiators, TV point. Panel door from the sitting room leads to the

**OFFICE / OCCASIONAL GROUND FLOOR BEDROOM:** 7'5 maximum x 9' maximum. uPVC double glazed window to the front, radiator, fitted shelved and storage unit.

Glazed double doors lead from the sitting to the dining room providing a full through-measurement of 25'5.

**DINING ROOM:** 12'6 maximum x 9'10 maximum. Multi pane glazed door leads back to the entrance reception hall, serving hatch to kitchen, radiator. Entrance and multi pane door leads from the dining room to

**SNUG ROOM:** 12'5 maximum x 9'11 maximum. A useful room with a light dual aspect, uPVC double glazed window to the rear, uPVC double glazed sliding patio doors to the side, radiator, TV point.

**KITCHEN / BREAKFAST ROOM:** 21'11 maximum x 10'4 maximum. A useful open-plan room enjoying a light triple aspect, uPVC double glazed window to the front, uPVC double glazed window to the side, a range of cottage-style panelled kitchen units comprising oak effect laminated worksurfaces and surrounds, inset one and a half sink bowl and drainer unit, mixer tap over, a range of drawers, pan drawers and cupboards under, fitted integrated dishwasher, integrated fridge and freezer, fitted stoves, range

style electric oven with five burner induction hob and double oven and grill, glass splashback, wall mounted cooker hood extractor fan, small breakfast bar, oak effect laminated flooring, radiator, serving hatch to the dining room, entrance to

**BREAKFAST AREA:** uPVC double glazed window to the side, fitted cupboards, space for chest freezer, oak effect laminate flooring, floor standing Worchester oil fired boiler. Panel door leads to

**UTILITY ROOM:** 9'11 maximum x 7'9 maximum. A range of fitted cottage-style units comprising oak effect laminated worksurfaces and surrounds, inset stainless steel sink bowl and drainer unit, mixer tap over, a range of drawers and cupboards under, space and plumbing for washing machine under, a range of matching wall mounted cupboards, fitted broom cupboard, oak effect laminate flooring, uPVC double glazed window to the rear, uPVC double glazed door to the side, fitted water softener.

Staircase rises from the entrance reception hall to the first-floor landing, uPVC double glazed window to the front, radiator, ceiling hatch to loft storage space. Double doors lead to airing cupboard housing pressurised hot water cylinder and immersion heater, slatted shelving. Panel doors lead off the landing to the first-floor rooms.

**MASTER BEDROOM:** 20'11 maximum x 13'7 maximum. This generous main bedroom boasts two uPVC double glazed windows to the rear enjoying extensive countryside views to Corton Denham Ridge. Radiator. **DRESSING ROOM** with extensive fitted wardrobes, dressing table and cupboard space. TV point. Panel door leads to

**EN-SUITE SHOWER ROOM:** 9'11 maximum x 5'8 maximum. A modern white suite comprising low level fitted WC, wash basin in worksurface with cupboards under, walk-in double sized glazed shower cubicle with wall mounted mains shower over, tiled walls, uPVC double glazed window to the side, large wall mirror, shaver point, extractor fan, chrome heated towel rail.

**BEDROOM TWO:** 10'4 maximum x 13'4 maximum. A second double bedroom with large uPVC double glazed window to the rear enjoying exceptional countryside views, radiator. Doors leads to fitted wardrobe cupboard space. Panel door leads to

**EN-SUITE SHOWER ROOM:** 5'7 maximum x 7'2 maximum. A modern white suite comprising low level WC, wash basin over storage cupboards, worksurface, glazed

shower cubicle with wall mounted mains shower, chrome heated towel rail, extractor fan, illuminated wall mirror.

**BEDROOM THREE:** 13'3 maximum x 9'3 maximum. uPVC double glazed window to the front, radiator, sliding doors lead to fitted wardrobe cupboard space.

**BEDROOM FOUR:** 10'5 maximum x 8'11 maximum. A fourth double bedroom, uPVC double glazed window to the front, radiator, sliding doors lead to fitted wardrobe cupboard space.

**FAMILY BATHROOM:** 10'3 maximum x 7'3 maximum. A fitted suite comprising low level WC, wash basin in worksurface, cupboards under, panel bath, separate glazed shower cubicle with wall mounted mains shower, tiled walls, extractor fan, radiator, heated towel rail, shaver light and point.

#### OUTSIDE:

At the front of the property is a portion of level lawned garden giving a depth of 40' from the country lane. The front garden is enclosed by natural stone walls and panel fencing. It boasts a variety of mature trees and shrubs, double wrought iron gates give vehicular access from the country lane to an **ENCLOSED PRIVATE DRIVEWAY AREA** providing off road parking for 5 cars, storm porch with outside lighting, area to store recycling containers and wheelie bins. Driveway leads to

**DETACHED DOUBLE GARAGE:** 18'2 in width x 18'10 in depth. Two automatic up-and-over garage doors, light and power connected, personal door to the side, rafter storage above.

At the side of the garage is a paved patio area with elevated seating, patio seating area and timber **SUMMER HOUSE** measuring 9'8 maximum x 9'6 maximum. Timber and double glazed construction.

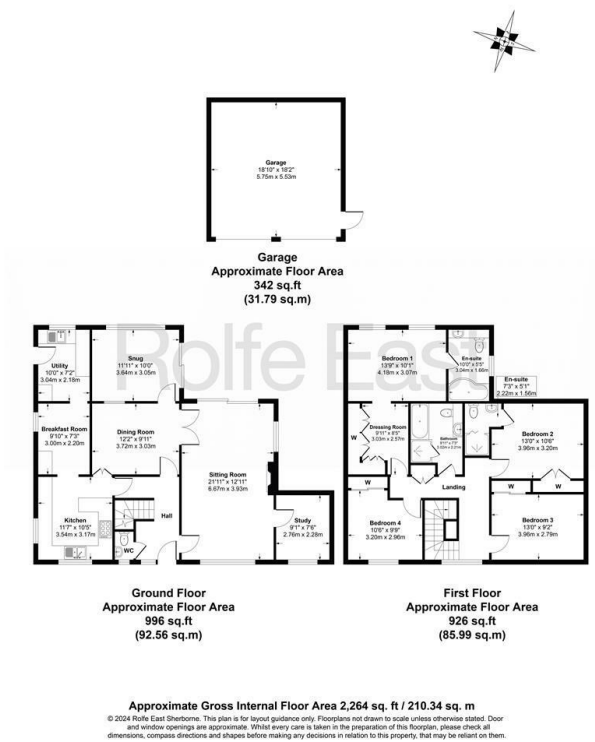
The **REAR GARDEN** measures approximately 97' in width x 25' in depth. It is laid mainly to lawn and boasts a variety of well stocked flowerbeds and borders enjoying some mature plants and shrubs. It is enclosed by mature hedges. Oil tank, rainwater harvesting butts, paved patio seating area. The rear garden can be access by both sides of the house.







Middle Ridge Lane, Corton Denham, Somerset, DT9



Directions

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		
	65	75
EU Directive 2002/91/EC		
England & Wales		