

Rolfe East



Kenelm Close, Sherborne, DT9 6BL

Offers In Excess Of £650,000

- PRESTIGIOUS CUL-DE-SAC ADDRESS OFF THE BRADFORD ROAD.
- LEVEL WALLED REAR GARDEN.
- SHORT WALK TO SURROUNDING COUNTRYSIDE FROM THE FRONT DOOR.
- DOUBLE-FRONTED DETACHED HOUSE - FOUR DOUBLE BEDROOMS (1949 SQUARE FEET).
- uPVC DOUBLE GLAZING AND GAS FIRED RADIATOR CENTRAL HEATING.
- SHORT WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.
- LARGE DOUBLE GARAGE AND GATED DRIVEWAY PARKING FOR 3-4 CARS.
- SITTING ROOM WITH DUAL ASPECT, SEPARATE OFFICE / SNUG AND OPEN PLAN KITCHEN.
- MUST BE VIEWED!

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16 Kenelm Close, Sherborne DT9 6BL

DESIRABLE LOCATION! ONLY 15 MINUTES WALK TO SHERBORNE TOWN CENTRE! DOUBLE GARAGE AND WALLED GARDEN! 16 Kenelm Close is a deceptively spacious (1949 SQUARE FEET), double-fronted, modern, detached house with attractive bay windows, situated in a prime, 'tucked-away' residential, cul-de-sac address off the prestigious Bradford Road – a short walk to the heart of this picturesque Dorset town and mainline railway station to London Waterloo. The property has gated, enclosed driveway parking for three to four cars leading to a large double garage at the rear. There is a generous, lawned, walled garden at the rear plus patio seating area. The house enjoys pleasant views at the front beyond neighbouring properties towards surrounding hills and countryside as well as a sunny south-easterly aspect. The deceptively spacious accommodation benefits from good levels of natural light and comprises entrance reception hall, sitting room with dual aspect, dining room / office, open-plan kitchen / breakfast room, utility room and ground floor WC / cloakroom. On the first floor there is a landing area, master double bedroom with en-suite shower room, three further double bedrooms and family bathroom. The property is enhanced by mains gas fired radiator central heating and uPVC double glazing. There are lovely countryside walks from nearby the front door – ideal as you do not have to put the dogs or the children in the car! The popular, historic town centre of Sherborne is only a short walk away with its superb boutique high street, 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, level walk to the mainline railway station to London Waterloo – making the capital directly in just over two hours. The property is perfect for those couples or families looking for the ultimate Sherborne town home to settle in or buyers cashing out of the South East. MUST BE VIEWED



Council Tax Band: F



Steps rise to the front door, outside light double glazed and panelled front door leads to entrance reception hall.

Entrance Reception Hal – 14'6 Maximum x 8'2 Maximum

A generous entrance hall providing a greeting area and a heart to the home, pine staircase rises to the first floor, moulded skirting boards and architraves, radiator, period style ceiling coving, panelled door leads to understairs storage cupboard case, further panelled door leads off the entrance reception hall to the main ground floor rooms.

Sitting Room – 23'8 Maximum x 11'4 Maximum

A well-proportioned main reception room enjoying a light dual aspect with uPVC double glazed bay window to the front, uPVC double glazed double French doors opening on to the rear garden, period style stone fire surround and hearth with electric fire, period style ceiling coving, moulded skirting boards and architraves, two radiators, TV point, telephone point.

Office / Snug / Double bedroom five – 11'3 Maximum x 13' Maximum

A useful second reception room that could double as a double ground floor bedroom five if required, uPVC double glazed bay window to the front, radiator, telephone point, TV point, moulded skirting boards and architraves, period style ceiling coving.

Kitchen Dining Room – 15'10 Maximum x 13'2 Maximum

A useful open-plan space, a range of contemporary oak panelled kitchen units comprising granite work surface and surrounds, inset stainless steel sink bowl with mixer tap over, inset stainless steel gas hob with stainless steel splash back, decorative tiled surrounds, a range of drawers and cupboards under, space and plumbing for dishwasher, built in eye level stainless steel oven and grill with stainless steel fitted microwave, integrated fridge and freezer, a range of matching wall mounted cupboards, under unit lighting, inset ceiling lighting, ceramic floor tiles, radiator, television point. This room enjoys a light dual aspect with uPVC double glazed window to the side, uPVC double glazed doors open on to the rear garden, panelled door leads to utility room.

Utility Room – 7'9 Maximum x 5' Maximum

Laminated work surface and surrounds, inset stainless steel sink bowl and drainer unit, mixer tap over, decorative tiled surrounds, cupboards under, space and plumbing for

washing machine, space for tumble dryer, fitted upright cupboard and shelving, wall mounted shelving, wall mounted gas fired boiler, double glazed door to the rear, ceramic floor tiles, inset ceiling lighting.

Panelled door from the entrance hall leads to ground floor cloak room WC.

Cloakroom WC – 6'11 Maximum x 3'4 Maximum

Low level WC, wall mounted wash basin, tiled surrounds, timber effect flooring, uPVC double glazed window to the rear, radiator.

Pine staircase rises from the entrance reception hall to the first floor landing, pine balustrades, radiator, moulded skirting boards and architraves, fitted storage cupboards, panelled door leads to airing cupboard housing unvented Megaflow hot water cylinder and immersion heater, slatted shelving, panelled doors lead off the landing to the first floor rooms.

Master Bedroom – 11'7 Maximum x 11'5 Maximum

A generous double bedroom, uPVC double glazed window to the front enjoys views to countryside beyond neighbouring properties and a sunny southerly aspect, radiator, moulded skirting boards and architraves, TV point, telephone point, double doors lead to fitted wardrobe cupboards, panelled door leads to en-suite shower room.

En-suite Shower Room – 5'6 Maximum x 5'5 Maximum

A modern white suite comprising low level WC, pedestal wash basin, tiled splashback, chrome heated towel rail, glazed shower cubicle with wall mounted mains shower, inset ceiling lighting, extractor fan, shaver light and point, uPVC double glazed window to the front.

Bedroom Two – 11'7 Maximum x 11'2 Maximum

A second generous double bedroom, uPVC double glazed window to the front enjoys views to countryside beyond neighbouring properties and a sunny southerly aspect, radiator, moulded skirting boards and architraves, TV point, double doors lead to fitted wardrobe cupboard space.

Bedroom Three – 9'7 Maximum x 10'8 Maximum

A third double bedroom, uPVC double glazed window to the rear overlooks the rear garden, radiator, moulded skirting boards and architraves, double doors lead to fitted

wardrobe cupboard space.

Bedroom Four – 9'8 Maximum x 10'11 Maximum

A fourth double bedroom, uPVC double glazed window to the rear, overlooks the rear garden, radiator, moulded skirting boards and architraves, ceiling hatch to loft storage area.

Family Bathroom – 6'7 Maximum x 7' Maximum

A white suite comprising low level WC, pedestal wash basin, panelled bath with glazed shower screen over, wall mounted mains shower, tiling to splash prone areas, uPVC double glazed window to the rear, shaver point, inset ceiling lighting, extractor fan, chrome heated towel rail, moulded skirting boards and architraves, timber effect flooring.

Outside

There is a portion of small front garden laid to flowerbed and stone chippings, a variety of mature shrubs, paved steps rise to the front door with outside lighting, double timber gates at the rear of the garden give vehicular access to an enclosed driveway providing off road parking for four to five cars leading to a double garage.

Double Garage – 19'8 in depth x 20'3 in width

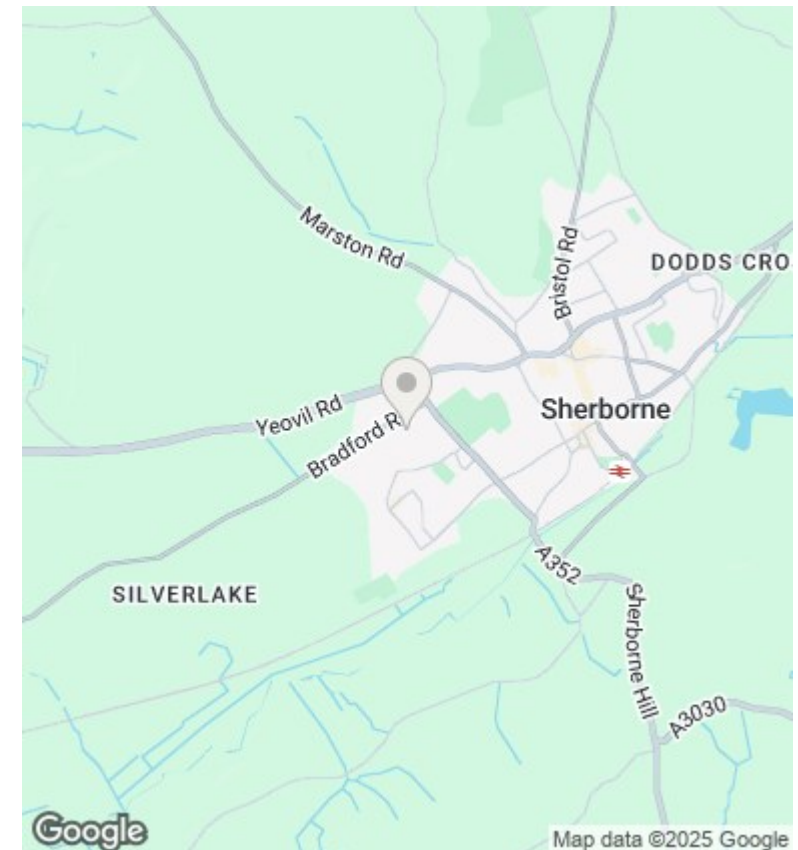
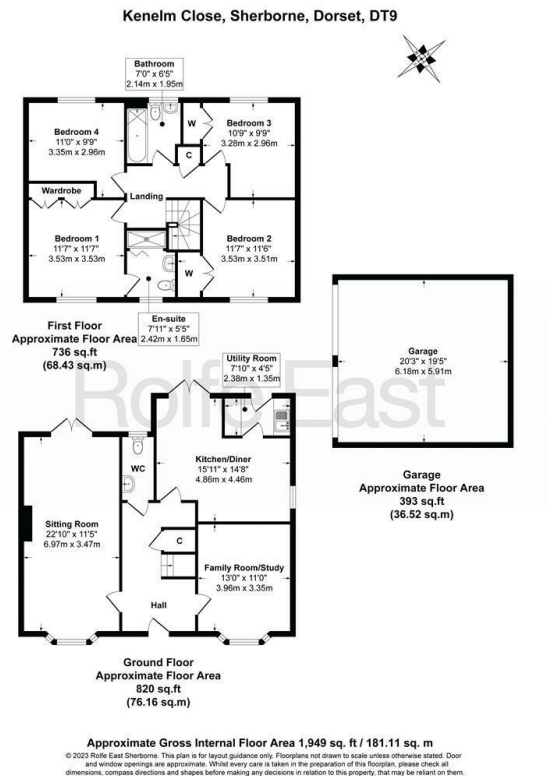
Two up and over garage doors, light and power connected, rafter storage above.

Rear Garden – 58'7 in depth including driveway area x 37' in width

This level garden is laid mainly to lawn and boasts a paved patio area partially enclosed by brick walls, rainwater harvesting butt, outside lighting, outside tap, area to store recycling containers and wheelie bins.







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	77	83
(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	