

# Rolfe East



## Churchwell Close, Bradford Abbas, DT9 6SP

Offers In Excess Of £549,950

- ATTRACTIVE NATURAL STONE DOUBLE FRONTED DETACHED HOUSE.
- EXCELLENT 'TUCKED AWAY' PRIVATE ROAD LOCATION VERY NEAR PUB AND CHURCH.
- EXTENSIVE DRIVEWAY PARKING FOR 8 CARS OR MORE PLUS DOUBLE GARAGE.
- GENEROUS LEVEL PLOT AND GARDENS EXTENDING TO 0.13 ACRES APPROXIMATELY.
- OIL FIRED RADIATOR CENTRAL HEATING, LOG BURNER AND uPVC DOUBLE GLAZING.
- NEW BATHROOMS, HOT WATER SYSTEM, DECORATION AND MUCH MORE!
- FOUR DOUBLE BEDROOMS - MASTER BEDROOM WITH EN-SUITE SHOWER ROOM.
- VIEWS TOWARDS PRETTY PARISH CHURCH.
- SHORT WALK TO PRETTY VILLAGE CENTRE, POPULAR PUB, SCHOOL AND CHURCH.
- SHORT DRIVE TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.

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# 1 Churchwell Close, Bradford Abbas DT9 6SP

IN THE SHADOW OF THE ANCIENT PARISH CHURCH! FOUR DOUBLE BEDROOMS! PARKING FOR EIGHT CARS OR MORE! DOUBLE GARAGE! '1 Churchwell Close' is a substantial, detached, natural stone house situated in an excellent, 'tucked away' private road address in the heart of this picturesque Dorset village. This house has recently been the subject of much improvement with new decoration, bathroom suites, new hot water system and much more. It stands in a generous level plot and gardens extending to 0.13 acres approximately with views towards the Parish Church. The rear garden boasts a sunny southerly aspect. There is extensive driveway parking for eight cars or more leading to a double garage. The house is enhanced by period style, uPVC double glazing and it heated by oil fired radiator central heating and a cast iron log burning stove. The flexible accommodation enjoy good levels of natural light from dual and triple aspects. It comprises entrance porch, entrance reception hall, sitting room, dining room, office, kitchen / breakfast room, boiler room and ground floor WC / cloakroom. On the first floor there is a feature gallery landing, master double bedroom with en-suite shower room, three further double bedrooms - all with vanity units - and a first floor family bathroom. There are lovely village and countryside walks just moments from the front door - ideal as you do not need to put the children or the dogs in the car! It is also a very short walk to the popular village pub, sought after primary school and parish church. 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 and Sherborne's world-famous schools. 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.



Council Tax Band: F



Front pathway leads to stone storm porch. Double glazed and panel front door leads to

**ENTRANCE RECEPTION HALL:** 18'7 maximum x 10'1 maximum. A generous entrance hall providing a greeting area and a heart to the home. Staircase with glass balustrades rises to the first floor. Harwood parquet flooring, radiator. Doors lead to understairs storage cupboard space, telephone point. Door leads to cupboard housing electric consumer unit, radiator. Oak door leads to walk in cupboard housing Grant oil fired floor standing boiler, cupboard provides drying space. Oak doors lead off the entrance hall to the main ground floor rooms.

**SITTING ROOM:** 23'2 maximum x 11'10 maximum. A generous main reception room enjoying a light triple aspect with uPVC double glazed period style windows to the front, side and rear, the rear boasting a sunny southerly aspect, two radiators, feature fireplace recess with cast iron log burning stove, paved hearth, hardwood parquet flooring.

**DINING ROOM:** 12'1 maximum x 10'4 maximum. Multipane period style uPVC double glazed window to the front, radiator, hardwood parquet flooring, serving hatch to kitchen.

**KITCHEN BREAKFAST ROOM:** 12'5 maximum x 13'1 maximum. An extensive range of fitted kitchen units comprising timber effect laminated worksurface inset composite double sink bowl and drainer unit with mixer tap over, tiled surrounds, inset electric hob, a range of drawers and cupboards under, integrated dishwasher, space and plumbing for washing machine and tumble dryer, fitted wine rack, recess provides space for upright fridge freezer, a range of matching wall mounted cupboards with under unit lighting, concealed cooker hood extractor fan, built in stainless steel electric oven and grill, radiator, uPVC double glazed window overlooks the rear garden, uPVC double glazed stable door to the rear.

**OFFICE:** 6'4 maximum x 7'9 maximum. uPVC double glazed window to the rear overlooks the rear garden enjoying a sunny southerly aspect, radiator,

timber effect flooring, telephone point.

**GROUND FLOOR WC / CLOAKROOM:** 5'2 maximum x 2'11 maximum. Fitted low level WC, wash basin over cupboard, tiling to dado height, uPVC double glazed window to the rear.

Staircase with glass panels rises from the entrance hall to the first-floor landing. A feature gallery landing with glass balustrades measuring 12'7 maximum x 9'8 maximum. Radiator, ceiling hatch and loft ladder leads to part boarded loft space, oak door from the landing leads to walk in airing cupboard housing sealed hot water pressurised hot water cylinder and immersion heater slatted shelving. Oak doors lead from the landing to the first-floor rooms.

**MASTER BEDROOM:** 11'9 maximum x 12'1 maximum. A generous double bedroom, uPVC double glazed window to the rear overlooks the rear garden and enjoys a sunny southerly aspect, radiator, tv point, sliding doors lead to fitted wardrobe cupboard space. Door leads to

**EN-SUITE SHOWER ROOM:** 6'3 maximum x 6'10 maximum. A modern white suite comprising low level WC, wash basin over storage cupboards, walk in double sized shower cubicle with wall mounted mains shower over, glazed shower screen, tiling to dado height, heated towel rail, uPVC double glazed window to the rear, illuminated wall mirror.

**BEDROOM TWO:** 12'1 maximum x 10'4 maximum. A second double bedroom, uPVC double glazed window to the rear, enjoying a sunny southerly aspect, radiator, vanity unit consisting of sink over cupboards, double doors lead to fitted wardrobe cupboard space.

**BEDROOM THREE:** 12'4 maximum x 10'4 maximum. A third generous double bedroom, uPVC double glazed window to the front, radiator, vanity unit consisting of sink over cupboards. Double doors lead to fitted wardrobe cupboard space, tv point.

**BEDROOM FOUR:** 11'10 maximum x 8'10 maximum. A fourth generous double bedroom, uPVC double glazed window to the front, radiator, vanity unit consisting of sink over cupboards, double doors lead to fitted wardrobe cupboard space.

**FAMILY BATHROOM:** 9'6 maximum x 5'5 maximum. A modern white suite comprising of fitted low level WC, wash basin over storage cupboards, p-shaped panel bath with glazed shower screen over, wall mounted mains shower over, tiled walls, uPVC double glazed window to the front, contemporary radiator, illuminated wall mirror.  
Outside

The property stands in a generous level plot and gardens extending 0.13 acres approximately. At the front of the property there is a portion lawned garden giving a depth of 33'5 from the cul-de-sac paved pathway leads to storm porch, outside lighting. The front garden boasts well stocked flowerbeds and borders.

There is a private driveway at the side of the property providing OFF ROAD PARKING FOR FIVE CARS. Outside lighting. The driveway leads to a

**DOUBLE GARAGE:** 17' in depth x 15'4 in width. Light and power connected, automatic up and over garage door, rafter storage above. Wrought iron double gates from the driveway area leads to the MAIN REAR GARDEN: 27'2 in depth x 47' in width. This level rear garden is laid mainly to lawn and boasts a sunny southerly aspect and a fantastic degree of privacy. It is enclosed by timber panel fencing and stone walls, paved patio area, outside tap, outside power point, bin storage unit, fenced area houses oil tank.

The house also comes with a layby parking area at the side of the property providing OFF ROAD PARKING FOR A FURTHER THREE CARS.





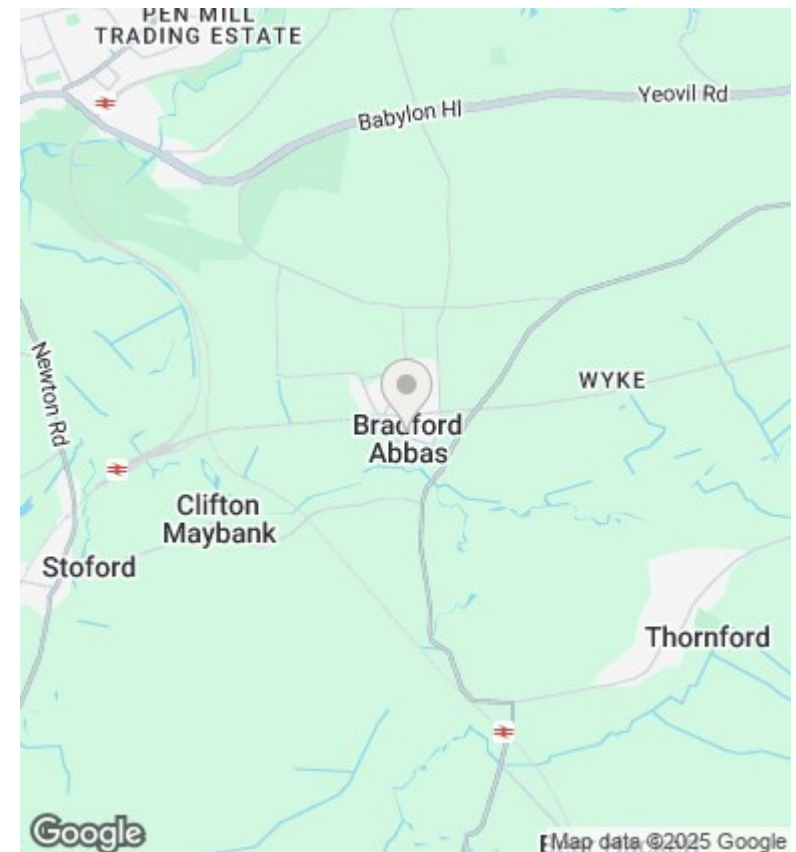


Churchwell Close, Bradford Abbas, DT9



Approx. Gross Internal Floor Area 1874 sq. ft / 174.32 sq. m (Including Garage)

Produced by Elements Property



## 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		90
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		