

# Rolfe East



Uplands, Yetminster, DT9 6JZ

Guide Price £385,000

- SPACIOUS DETACHED CHALET-STYLE HOUSE IN EXCELLENT VILLAGE CENTRE CUL-DE-SAC.
- NEW ELECTRIC FISCHER RADIATORS.
- POTENTIAL FOR EXTENSION (subject to the necessary planning permission).
- VACANT
- LARGE LEVEL PLOT AND GARDENS EXTENDING TO 0.11 ACRES APPROXIMATELY.
- EXCELLENT LEVELS OF NATURAL LIGHT VIA LARGE FEATURE WINDOWS.
- THREE DOUBLE BEDROOMS (1294 square feet).
- PRIVATE DRIVEWAY PARKING FOR TWO CARS LEADING TO INTEGRAL GARAGE.
- SPACIOUS OPEN-PLAN LIVING SPACE WITH uPVC DOUBLE GLAZING.
- VERY SHORT WALK TO EXCELLENT VILLAGE CENTRE AMENITIES, SHOP, PUB, CAFE ETC.

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# 6 Uplands, Yetminster DT9 6JZ

VACANT - '6 Uplands' is a deceptively spacious, detached, mature, chalet-style house situated in a fantastic, residential cul-de-sac address, very near the village centre and amenities and a short drive to Sherborne town centre and mainline railway station to London Waterloo. The property boasts a generous, level plot and lawned gardens. The rear garden boasts an easterly aspect. There is private driveway parking for 2 cars leading to an integral single garage / workshop. It is heated via electric radiators and also benefits from uPVC double glazing. The well laid out, flexible accommodation enjoys good levels of natural light from a sunny aspect and large windows. It comprises entrance porch, entrance reception hall, open-plan sitting room / dining room, kitchen and ground floor WC / cloakroom. On the first floor there is a landing area, three generous double bedrooms and a family bathroom. The property requires general modernisation throughout but boasts fantastic scope for extension, subject to the necessary planning permission. There are fantastic rural dog walks from nearby the front door – ideal as you do not need to put the children or the dogs in the car! It is only a very short walk to the village centre and amenities. Yetminster is an incredibly pretty and popular Dorset village enjoying a vibrant community. The properties in Yetminster are built almost entirely using an attractive natural stone. As well as the local store and a 16th century village pub, Yetminster possesses a variety of village amenities and services, including a GP surgery, a hairdressers, coffee shops, deli and a sports/social club with playing grounds and tennis courts. The village has a railway station linking you to the coastal town of Weymouth to central Bristol Templemeads and Gloucester. This line connects you to the station at Castle Cary where you can pick up the train to London Paddington. It is only a short drive to Yeovil town and the prestigious, historic town of Sherborne.



Council Tax Band: D



Sherborne has a 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 also has good access to the mainline railway station making London Waterloo in just over two hours. 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.

Pathway leads to storm porch, uPVC double glazed front door and side light leads to entrance reception hall.

**ENTRANCE RECEPTION HALL:** 9'9 maximum x 6'3 maximum. A useful greeting area providing a heart to the home, electric radiator, telephone point. Door leads to storage space. Doors lead off the entrance hall to the main rooms.

**OPEN PLAN SITTING ROOM / DINING ROOM:** 28'10 maximum x 15'10 maximum. A huge open plan main reception room enjoying a light triple aspect with large feature uPVC double glazed window to the front enjoying cul-de-sac views, uPVC double glazed window to the rear overlooking the rear garden, uPVC double glazed door to the rear, two electric radiators, TV ariel attachment. Staircase rises to the first floor with understairs storage cupboard space. Glazed door leads to

**KITCHEN:** 12'7 maximum x 7'6 maximum. A range of fitted kitchen units comprising laminated worksurface, stainless steel sink bowl and drainer unit, decorative tiled surrounds, a range of drawers and cupboards under, space and plumbing for washing machine, space for electric oven, matching wall mounted cupboards, space for upright fridge freezer, door leads to shelved larder cupboard

space, uPVC double glazed door and window open on to the rear garden.

Door from the entrance hall leads to

**GROUND FLOOR WC / CLOAKROOM:** Fitted low level WC, wall mounted wash basin, tiling to splash prone areas, window to the rear.

Personal integral door leads to integral garage.

Staircase rises from the main open plan reception area to the

**FIRST FLOOR LANDING:** 13'8 maximum x 6'6 maximum. uPVC double glazed window to the front, double glazed Velux window to the side, ceiling hatch to loft space, electric radiator. Double doors lead to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelving. Further double doors lead to shelved linen cupboard. Doors lead off the landing to the first floor rooms.

**BEDROOM ONE:** 12'10 maximum x 11'5 maximum. A generous double bedroom, uPVC double glazed window to the rear, electric radiator, doors lead to eaves storage cupboard space. Double doors to fitted wardrobe cupboard space.

**BEDROOM TWO:** 11' maximum x 11'5 maximum. Another double bedroom, uPVC double glazed window to the front, double doors lead to fitted wardrobe cupboard space, electric radiator, double doors lead to eaves storage cupboard space.

**BEDROOM THREE:** 10'2 maximum x 13'1 maximum. A third double bedroom with dual aspect uPVC double glazed windows to



the front and rear, electric radiator. Door leads to fitted wardrobe cupboard space.

**FIRST FLOOR FAMILY BATHROOM:** 6'4 maximum x 6'7 maximum. A white suite comprising low level WC, pedestal wash basin, panel bath, tiling to splash prone areas, shaver light and point, heated towel rail, uPVC double glazed window to the rear.

#### OUTSIDE:

At the front of the property there is a generous lawned garden giving a depth of 38' from the pavement. A dropped curb gives vehicular access to a private driveway providing off road parking for two cars. Pathway leads to storm porch with outside light. Driveway gives access to

**INTEGRAL GARAGE:** 16'7 in depth x 9'1 in width. Metal up and over garage door, light and power connected, fitted workshop bench. Integral door leads to the entrance hall, glazed personal door to the rear.

Side pathway from the driveway area leads to the main rear garden.

**MAIN REAR GARDEN** measures 53'8 in depth x 40'4 in width. A generous level rear garden laid mainly to lawn and enclosed by timber panel fencing and mature hedges, a variety of mature trees and shrubs, some shaped flowerbeds and borders enjoying a selection of mature plants. Timber shed, paved patio area.







Uplands, Yetminster, Dorset, DT9

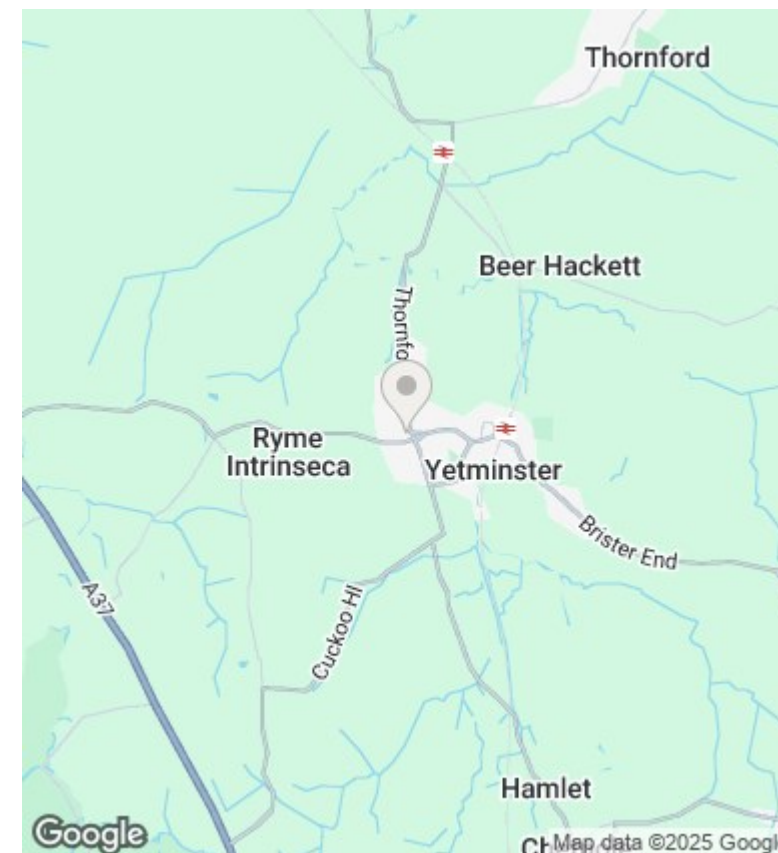


First Floor  
Approximate Floor Area  
608 sq.ft  
(56.53 sq.m)



Ground Floor  
Approximate Floor Area  
686 sq.ft  
(63.70 sq.m)

Approximate Gross Internal Floor Area 1,294 sq. ft / 120.23 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. Where 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.



## Directions

## Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	28	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC