

Rolfe East



London Road, Sherborne, DT9 5DW

Guide Price £385,000

- PRETTY DOUBLE-FRONTED PERIOD NATURAL STONE END OF TERRACE COTTAGE.
- WINDOW SEATS, EXPOSED BEAMS, STONE FIREPLACE AND MORE.
- POTENTIAL TO EXTEND (SUBJECT TO THE NECESSARY PLANNING PERMISSION).
- THIS SPACIOUS, CHARMING CHARACTER COTTAGE MUST BE VIEWED!
- LARGE LEVEL REAR GARDEN 76'5 x 36' AND PRIVATE GATED DRIVEWAY.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND NEW UPVC DOUBLE GLAZING.
- SHORT WALK TO EXCELLENT VILLAGE CENTRE AMENITIES.
- THREE GENEROUS BEDROOMS, THREE RECEPTION ROOMS (1222 SQUARE FEET).
- ENVIABLY FREE FROM THE RESTRICTIONS OF GRADE II LISTING.
- SHORT DRIVE TO SHERBORNE TOWN AND RAILWAY STATION TO LONDON WATERLOO.

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

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

53 London Road, Sherborne DT9 5DW

This property is a very pretty, period, natural stone, double-fronted, end of terrace cottage (1222 square feet) boasting a large, level rear garden (76'5 x 36') and gated private driveway parking for one car with scope for more. The cottage is enviably free from the restrictions of Grade II listing and yet dates back to the mid 1700's. It retains many character features including exposed beams, window seats and stone fireplaces. It offers tremendous scope for extension or reconfiguration, subject to the necessary planning permission. The cottage is well presented and benefits from mains gas fired radiator central heating (with recently installed new boiler) and newly fitted period-style uPVC double glazing. The accommodation is deceptively spacious and enjoys good levels of natural light from a southerly aspect at the front. It comprises dining hall, sitting room, large garden room / conservatory (19'10 x 10'3), kitchen / breakfast room, inner hall and ground floor bathroom. On the first floor, there is a landing area, three generous bedrooms and a family bathroom. There are lovely countryside walks not far from the front door - ideal as you do not need to put the children or the dogs in the car! It is a very short, level walk to the village centre, church, public house, primary school and village shops. Milborne Port boasts The Clockspire - a superb new restaurant, a brand new Co-op mini supermarket and a very good doctors surgery. Sherborne town centre is only a very short drive 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 also has good access to the mainline railway station making London Waterloo in just over two hours. This property is ideal for aspiring families or couples looking for somewhere beautiful to settle in this exceptional area. IT MUST BE VIEWED!



Council Tax Band: B



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.

Glazed and panelled front door leads to

DINING HALL: 13'8 maximum x 11'3 maximum. A useful reception area with exposed beams, period style uPVC double glazed window the front with fitted window seat, radiator, hardwood parquet flooring. Staircase rises to the first floor, understairs storage recess. Multi pane glazed door leads from the dining hall to the

SITTING ROOM: 12'6 maximum x 11'5 maximum. A beautifully presented main reception room with a wealth of character features, natural stone feature fireplace and recess, gas stove-style fire, paved hearth, oak flooring, period style uPVC double glazed window to the front with fitted window seat, TV point, radiator. Folding glazed door open from the sitting room to the garden room providing a full through-measurement of 34'9 maximum.

CONSERVATORY / GARDEN ROOM: 19'10 maximum x 10'3 maximum. Hardwood double glazed construction with ceramic floor tiles, radiator, lovely views across the rear garden. Glazed door from the garden room and the entrance hall leads to the

KITCHEN BREAKFAST ROOM: 12'8 maximum x 13'5 maximum. A range of panelled Shaker-style kitchen units comprising laminated worksurface, decorative tiled surrounds, inset stainless steel one and a half sink bowl and drainer unit with mixer tap over, inset electric hob, a range of drawers and cupboards under, space and

plumbing for washing machine and dishwasher, fitted retractable larder cupboard, built in eye-level electric oven and grill, a range of matching wall mounted cupboards with under unit lighting, wall mounted cooker hood extractor fan, recess provides space for upright fridge and freezer, radiator, period style double glazed window to courtyard garden. Pine door leads to shelved larder cupboard.

Multi pane glazed door from the conservatory / garden rooms leads to an inner hall, double glazed Velux ceiling window to the side. Double doors lead to hall cloaks cupboard housing gas fired boiler. Further fitted cupboard. Panel door leads from the inner hall to

GROUND FLOOR BATHROOM: 6'11 maximum x 6'8 maximum. A fitted suite comprising low level WC, pedestal wash basin, corner panel bath with folding glazed shower screen, wall mounted mains shower tap arrangement over, tiled walls and floor, double glazed window to the side, radiator, extractor fan.

Staircase rises from the dining hall to the first-floor landing. Ceiling hatch to loft storage space. Pine latch doors lead off the landing to the first-floor rooms.

BEDROOM ONE: 13'7 maximum x 12' maximum. A generous double bedroom enjoying a light dual aspect with uPVC period style double glazed windows to the front and rear, radiator.

BEDROOM TWO: 13'8 maximum x 7'9 maximum. A second double bedroom, period style uPVC double glazed window to the front, fitted wardrobe cupboard space, radiator.

BEDROOM THREE: 8'5 maximum x 12' maximum. Currently

configured as a dressing room with a selection of fitted wardrobe cupboards, uPVC double glazed window to the rear, radiator.

FIRST FLOOR FAMILY BATHROOM: 8'10 maximum x 5'9 maximum. A fitted suite comprising low level WC, pedestal wash basin, jacuzzi panel bath, tiled surrounds, uPVC double glazed window to the rear, radiator. Door leads to airing cupboard housing Lagged hot water cylinder and immersion heater, slated shelving.

OUTSIDE:

The property fronts onto the pavement of London Road. Timber side gate leads to side pathway ideal for storing recycling containers and wheelie bins. Paved side area leads to the

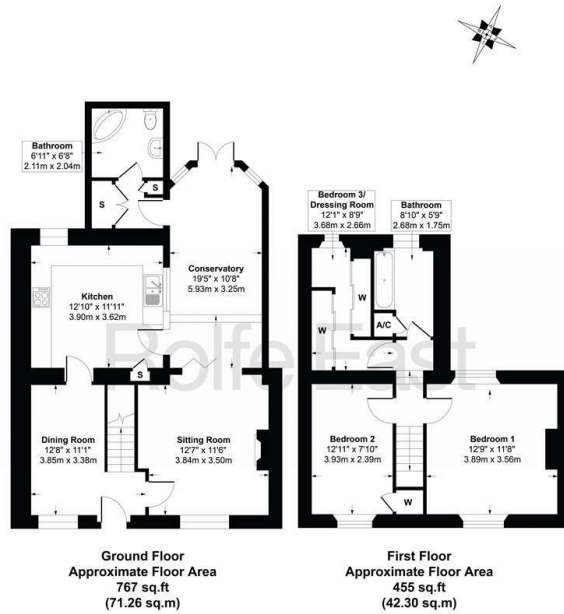
MAIN REAR GARDEN measuring 76'5 in depth maximum x 36' in width maximum. This level rear garden is laid mainly to lawn and boasts a paved patio seating area with outside light and outside tap. Secret paved cottage garden, inset fishpond, a variety of well stocked flowerbeds and borders enjoying a selection of plants and shrubs. The rear garden is enclosed by timber panel fencing and natural stone walls, timber potting shed.

At the rear of the garden there is an enclosed driveway parking area providing off road parking for one car with scope for more. Natural stone outbuilding. The driveway is accessed via the public carpark from East Street.





London Road, Milborne Port, Somerset, DT9



Directions

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		68
(81-91) B		
(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