

Rolfe East



South Street, Sherborne, DT9 6JG

Guide Price £575,000

- PERIOD CHARACTER DETACHED COTTAGE DATING BACK TO THE EARLY 1800's.
- PRIVATE GATED DRIVEWAY PARKING FOR 5 CARS.
- BEAUTIFULLY PRESENTED AND DECORATED.
- SHORT DRIVE TO SHERBORNE TOWN AND RAILWAY STATION TO LONDON WATERLOO.
- FEATURE LEVEL GARDENS AND PLOT EXTENDING TO 0.16 ACRES.
- SCOPE TO EXTEND OR ADD GARAGE, subject to the necessary planning permission.
- ENVIABLY FREE FROM THE RESTRICTIONS OF GRADE II LISTING.
- SUPERB 'TUCKED AWAY' LOCATION ON EDGE OF VILLAGE.
- OIL FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- SHORT WALK TO VILLAGE CENTRE, CAFE, SHOP AND VILLAGE HALL.

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Whitehall Cottage South Street, Sherborne DT9 6JG

'Whitehall Cottage' is a beautifully finished, detached, period cottage situated in a coveted 'tucked away' residential address enjoying lovely countryside views and very near to the heart of this popular Dorset village. The property is a short drive to Sherborne town centre and mainline railway station to London Waterloo. The house boasts a superb, landscaped garden at the side, enjoying sunny easterly and southerly aspects and a good degree of privacy and countryside tranquillity. The plot and level gardens extends to 0.16 acres approximately. There are countryside views from many of the windows in this house. There is a private driveway parking area providing parking for four to five cars as well as space and scope to add a carport or garage. The property offers fantastic scope for further extension, reconfiguration of the existing accommodation and loft conversion, subject to the necessary planning permission. The house is ideal for those wishing to have a character property but with a contemporary twist, without the restrictions of a Grade II listed home. The house is enhanced by uPVC double glazing and oil-fired radiator central heating. The property has been recently and very tastefully renovated and extended to very high standards, boasting a new garden room. The well laid out, flexible accommodation boasts good levels of natural light from a sunny east to west aspect. It comprises entrance porch / boot room, dining room, sitting room, garden room, kitchen and utility room / cloakroom. On the first floor, there is a landing area, three generous bedrooms and a large family bathroom. There are countryside walks from the front door of the property. The village enjoys a vibrant community scene focussed around the village hall. There is a village shop, cafe and post office amenities plus parish church. Neighbouring villages such as Yetminster and Chetnole offer fantastic village pubs.



Council Tax Band: E



It is a short drive to the picturesque Abbey town centre of Sherborne with a coveted boutique high street and bustling out and about culture, markets, cafes, Waitrose store, restaurants, world famous private schools, breathtaking abbey building and 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.

uPVC double glazed front door leads to ENTRANCE HALL: Double glazed window to the side, ceramic floor tiles. Glazed and panel door leads to

DINING ROOM: 12'3 maximum x 12'2 maximum. A generous reception room enjoying a light dual aspect with uPVC double glazed window to the front enjoying countryside views and a sunny westerly aspect, two uPVC double glazed windows to the side, window seat, radiator, moulded skirting boards and architraves, exposed beams. Doors lead off the dining room to further rooms.

SITTING ROOM: 12' maximum x 13'2 maximum. uPVC double glazed window to the side, feature fireplace recess with open fire, brick hearth, timber surrounds, radiator, moulded skirting boards and architraves, TV point, exposed beams, uPVC double glazed double French doors open to the garden room providing a full through-measurement of 27'9 maximum.

GARDEN ROOM: 10'4 maximum x 14'4 maximum. Excellent ceiling heights, uPVC double glazed construction with windows to both sides and the rear, inset ceiling lighting, Karndean timber effect flooring, two wall mounted electric heaters, light and power connected.

Door from the dining room leads to the

INNER HALL: 7'9 maximum x 6'5 maximum. Staircase rises to the first floor, door leads to understairs cupboard space. Doors lead off the inner hall to further rooms.

KITCHEN: 12'9 maximum x 6'11 maximum. A range of fitted cottage-style kitchen units comprising timbers butchers block effect laminated worksurface, ceramic sink bowl and drainer unit with mixer tap over, a range of drawers and cupboards under, space and plumbing for dishwasher, inset electric hob, stainless steel splashback, a range of matching wall mounted cupboards, wall mounted stainless steel cooker hood extractor fan, inset stainless steel Neff electric oven, space for upright fridge freezer, radiator. This room enjoys a light dual aspect with uPVC double glazed window to the side and uPVC double glazed door to the rear overlooking the rear garden.

Door from the inner hall leads to the

UTILITY ROOM / WC: 5'2 maximum x 4'11 maximum. Fitted low level WC, wall mounted wash basin, tiled splashback, worksurface with space and plumbing for washing machine under, uPVC double glazed window to the side, radiator, ceramic floor tiles.

Staircase rises from the inner hall to the FIRST FLOOR LANDING: uPVC double glazed window overlooks the rear garden with views to fields and countryside beyond, moulded skirting boards and architraves, painted panel work, ceiling hatch to loft space. Doors lead off the landing to the first floor rooms.

BEDROOM ONE: 12'4 maximum x 12'1 maximum. A generous double bedroom enjoying a light dual aspect with uPVC double glazed windows to the front and side boasting a sunny westerly aspect and excellent countryside views, moulded skirting boards and architraves, radiator.

BEDROOM TWO: 12'2 maximum x 12' maximum. A generous second double bedroom enjoying a light dual aspect with uPVC double glazed windows to the front and side enjoying sunny westerly and southerly aspects with excellent countryside views, radiator, moulded skirting boards and architraves.

BEDROOM THREE / OFFICE: 9'5 maximum x 6'11 maximum. A generous

third bedroom, uPVC double glazed window to the side, radiator, moulded skirting boards and architraves.

FAMILY BATHROOM: 7'8 maximum x 8'8 maximum. A modern white suite comprising low level WC, pedestal wash basin, panel bath with glazed shower screen over, wall mounted electric shower over, tiling to splash prone areas, chrome heated towel rail, radiator, uPVC double glazed window to the side.

OUTSIDE:

This property stands in a choice location off a private lane in a level plot and gardens extending to 0.16 acres approximately. A dropped curb gives access to private, gated driveway providing off road parking for up to four cars with scope for more, subject to the necessary planning permission. Driveway has outside tap and outside lighting. Paved pathway to front door with outside light

Timber gate from the driveway gives access to an enclosed area housing oil tank, space for recycling containers and wheelie bins and rainwater harvesting butt.

Timber gate from the driveway area gives access to the main gardens situated at the side and rear of the property.

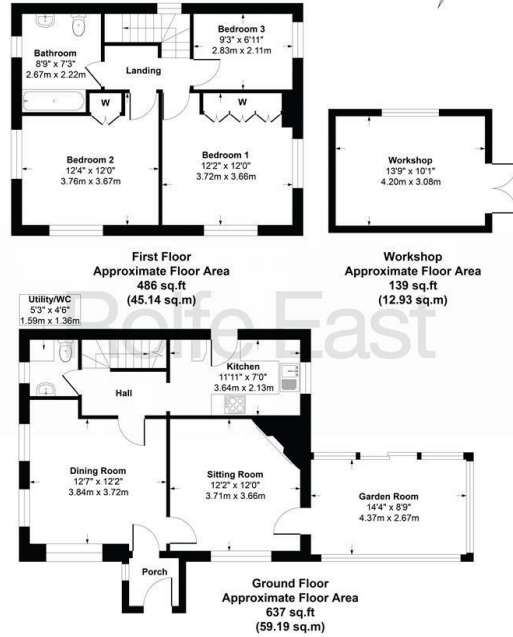
MAIN REAR GARDEN: 75' in depth maximum x 45' in width maximum. It is laid mainly to level lawn and boasts a paved patio seating area with outside lighting, rear storm porch. Further timber decked patio seating area enjoying a good degree of privacy, external oil fired boiler, a variety of well stocked flowerbeds and borders. This rear garden is enclosed by garden hedges.

TIMBER GARDEN STORE: 14'5 maximum x 10' maximum. Double timber doors, window to the side, power socket connected.





South Street, Leigh, Dorset, DT9



Approximate Gross Internal Floor Area 1,262 sq. ft / 117.26 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. While 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

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		