

Rolfe East



Horsecastles Lane, Sherborne, DT9 6DW

Guide Price £637,000

- EXTENSIVE DETACHED HOUSE WITH FOUR/FIVE BEDROOMS (2001 SQUARE FEET).
- LARGE, LEVEL, PRIVATE, SOUTH-FACING REAR GARDEN.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- SHORT LEVEL WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON.
- IMPRESSIVE LEVEL PLOT AND GARDENS EXTENDING TO 0.13 ACRES APPROXIMATELY.
- FLEXIBLE ACCOMMODATION WITH THREE RECEPTION ROOMS PLUS OFFICE.
- EXCELLENT DECORATIVE ORDER THROUGHOUT.
- PRIVATE DRIVEWAY PARKING FOR FOUR CARS.
- UTILITY ROOM / GROUND FLOOR SHOWER ROOM, TWO EN-SUITES AND MUCH MORE!
- OFFICE / OCCASIONAL GROUND FLOOR BEDROOM FIVE.

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

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

Arborea, 7 Horsecastles Lane, Sherborne DT9 6DW

This property is a stunning, substantial (2001 square feet), extended, four / five bedroom detached house situated in a generous, level plot and gardens extending to 0.13 acres approximately. The rear garden boasts a sunny south-facing aspect. It is situated in a choice, residential address on a private road near the centre of this popular, picturesque Dorset town. This mature house has been greatly extended and is presented in excellent decorative order throughout, with a modern kitchen, modern bathroom suites, uPVC double glazing and gas fired radiator central heating. There are two private driveway areas providing off road parking for four cars. The driveway leads to an attached garage that has been converted in to a home office space. The deceptively spacious, flexible accommodation enjoys good levels of natural light from large feature windows, dual aspects and a sunny southerly aspect at the rear. It comprises entrance reception hall with study area, sitting room, dining room, garden room, open-plan kitchen breakfast room, office, utility room / ground floor shower room and cloakroom / ground floor WC. On the first floor there is a landing area, large master double bedroom with en-suite washroom and attached dressing room / cot room, second double bedroom with en-suite shower room, two further generous double bedrooms and a family bathroom. There are pleasant walks from nearby the front door at the Sherborne Castles and Purlieu Meadows - ideal as you do not have to put the dogs or the children in the car! This house is set in a highly sought-after residential address a short walk 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, breath-taking abbey building and mainline railway station making London Waterloo in just over two hours.



Council Tax Band: F



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 front door, outside security light. uPVC double glazed front door leads to

ENTRANCE RECEPTION HALL: 10'3 maximum x 10'5 maximum. A generous greeting area providing a heart to the home, oak staircase rises to the first floor, door leads to understairs storage cupboard space, radiator, uPVC double glazed window to the side. A small study/office area with telephone point. Glazed doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM: 21'11 maximum x 12'3 maximum. A generous main reception room with two uPVC double glazed windows to the front, stone period style fire surround with living flame gas fire, two radiators, TV point, uPVC sliding double glazed panel patio doors open to the garden room providing a full through-measurement of 32'11 maximum.

GARDEN ROOM: 9'10 maximum x 10'11 maximum. uPVC double glazed double French doors opening on to the main rear garden, large feature uPVC double glazed window to the side, two double glazed Velux ceiling windows to the side, radiator, TV point.

Multi pane glazed double doors lead from the sitting room through to the dining room providing a full through-measurement of 23'6 maximum.

DINING ROOM: 11'8 maximum x 10'9 maximum. uPVC double glazed window to the side, radiator, glazed double doors lead back from the dining room back to the entrance reception hall, large archway from the dining room leads to the kitchen breakfast room providing a full through-measurement of 19'10 maximum.

KITCHEN BREAKFAST ROOM: 20'1 maximum x 8'11 maximum. A range of Shaker-style panelled kitchen units comprising granite worksurface, inset double sink bowls with mixer tap over, decorative tiled surrounds, inset five burner gas hob, a range of drawers, pan drawers and cupboards under, space and plumbing for dishwasher, built in wine rack, a range of matching wall mounted cupboards, wall mounted cooker hood extractor fan, recently replaced hot point, stainless steel electric oven with oven grill and microwave above, recess provides space for upright fridge freezer, breakfast bar, telephone point. This room enjoys a light dual aspect with two uPVC double glazed windows to the rear, uPVC double glazed window to the side, uPVC double glazed door leads to the rear garden, radiator. Multi pane glazed and panel door leads from the

kitchen breakfast room through to

OFFICE / OCCASIONAL GROUND FLOOR BEDROOM FIVE: 12'5 maximum x 9'2 maximum. uPVC double glazed window to the front, radiator, multi pane glazed and panel door leads from the office to the utility room.

UTILITY / SHOWER ROOM: 12'5 maximum x 8'1 maximum. A range of fitted panelled kitchen units comprising granite effect laminated worksurface, decorative tiled surrounds, inset sink bowl and drainer unit, mixer tap over, a range of storage cupboards under, space and plumbing for washing machine, water softener, space for upright fridge freezer, a range of matching wall mounted cupboards, radiator, wall mounted Worcester Bosch gas fired boiler, glazed shower cubicle with wall mounted mains shower over, extractor fan, uPVC double glazed door to the rear garden.

Panel door from the entrance hall leads to

CLOAKROOM / GROUND FLOOR WC: 6'4 maximum x 3'10 maximum. A modern white suite comprising low level WC, wash basin over cupboard with worksurface, chrome heated towel rail, extractor fan, illuminated mirror.

Oak staircase rises from the entrance reception hall to the first-floor landing, ceiling hatch and loft ladder lead to loft storage space. Panel door from the landing leads to airing cupboard housing pressurised hot water cylinder and immersion heater. Panel doors lead off the landing to the first-floor rooms.

MASTER BEDROOM: 17' maximum x 12'4 maximum. A generous double bedroom enjoying a light dual aspect with two double glazed Velux ceiling windows at the rear boasting a south facing aspect, uPVC double glazed window to the front, radiator, TV point. Door leads to

EN-SUITE WASH ROOM: Low level WC, fitted wash basin over cupboard, chrome heated towel rail, extractor fan.

ATTACHED DRESSING ROOM: 10'8 maximum x 11'4 maximum. A flexible room, uPVC double glazed window to the rear, chrome heated towel rail, extensive fitted wardrobe cupboard space, telephone point. Door leads back to the landing.

BEDROOM TWO: 12'3 maximum x 11'9 maximum. A second generous bedroom, uPVC double glazed window to the front, radiator, fitted wardrobe cupboard space. Panel door leads to

EN-SUITE SHOWER ROOM: 8'8 maximum x 5'3 maximum. A modern white suite

comprising low level WC, wash basin in worksurface with cupboards under, glazed shower cubicle with wall mounted glazed shower over, tiled walls and floor, heated towel rail, extractor fan, uPVC double glazed window to the side, extractor fan, shaver point.

BEDROOM THREE: 13'8 maximum x 9'1 maximum. A generous third bedroom, uPVC double glazed window to the side enjoying views to Sherborne Abbey, radiator, fitted wardrobe cupboard space.

BEDROOM FOUR: 9'3 maximum x 10'2 maximum. A fourth double bedroom, uPVC double glazed window to the side, radiator, door leads to shelved linen cupboard with radiator.

FAMILY BATHROOM: 10'4 maximum x 5'9 maximum. A fitted suite comprising low level WC, his-and-hers wash basin in worksurface with cupboards under, panelled p-shaped bath with glazed screen, wall mounted mains shower over, tiled walls, uPVC double glazed window to the side, chrome heated towel rail, extractor fan, shaver point.

OUTSIDE:

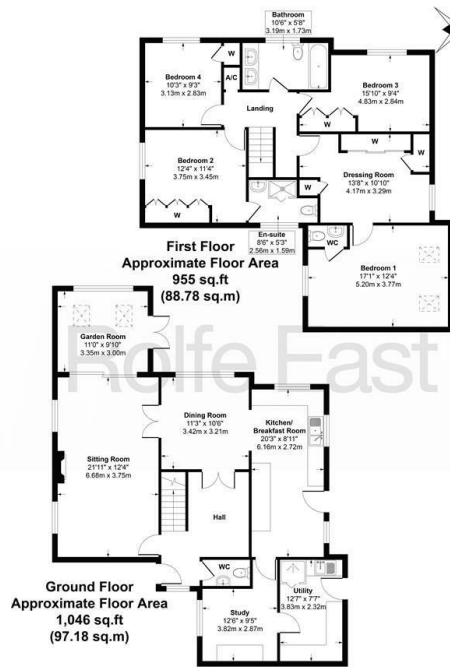
The property boasts a level plot and gardens extending to 0.13 acres approximately. At the front of the property a dropped curb gives vehicular access to a private driveway providing off road parking for two cars. A further driveway area laid to stone chippings providing parking for a further one to two cars. This property owns half of the private road access. A variety of flowerbeds and borders well stocked with plants and shrubs, outside lighting, rainwater harvesting butt. Timber garden gate gives access from the front driveway to a paved area providing storage for wheelie bins and recycling containers, paved pathway leads to the side of the property leading to the main rear garden.

THE MAIN REAR GARDEN is situated on the south side of the property and enjoys a sunny southerly aspect. It measures 51'6 in depth x 60' in width maximum. The rear garden is laid mainly to lawn. It is enclosed by walls and fencing and boasts a variety of mature hedges, plants and shrubs and enjoys a good degree of privacy. Paved patio seating area, outside lighting and power point, rainwater harvesting butt, timber summerhouse, timber potting shed, garden shed, further timber garden store.

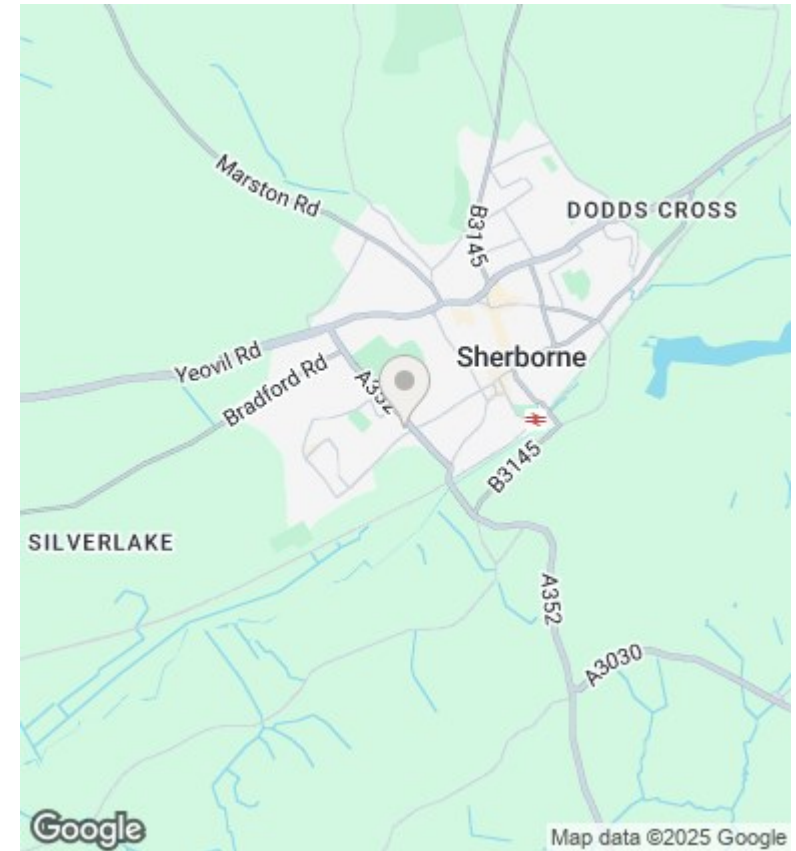




Horsecastles Lane, Sherborne, Dorset, DT9



Approximate Gross Internal Floor Area 2,001 sq. ft / 185.97 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

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	81
EU Directive 2002/91/EC		
England & Wales		