

# Rolfe East



## Kearvell Place, Sherborne, DT9 4FQ

Offers In Excess Of £215,000

- MODERN MID TERRACE HOUSE.
- SCOPE TO ADD GARDEN ROOM / CONSERVATORY (subject to necessary planning consent).
- SHORT WALK TO TOWN CENTRE AND NEARBY COUNTRYSIDE.
- GREAT EPC RATING - BAND B!
- OFF ROAD PARKING FOR ONE CAR AT THE FRONT.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND DOUBLE GLAZING.
- SHORT WALK TO MAINLINE RAILWAY STATION TO LONDON WATERLOO.
- LEVEL ENCLOSED REAR GARDEN.
- EXCELLENT STARTER HOME OR BUY-TO-LET INVESTMENT.
- NO FURTHER CHAIN.

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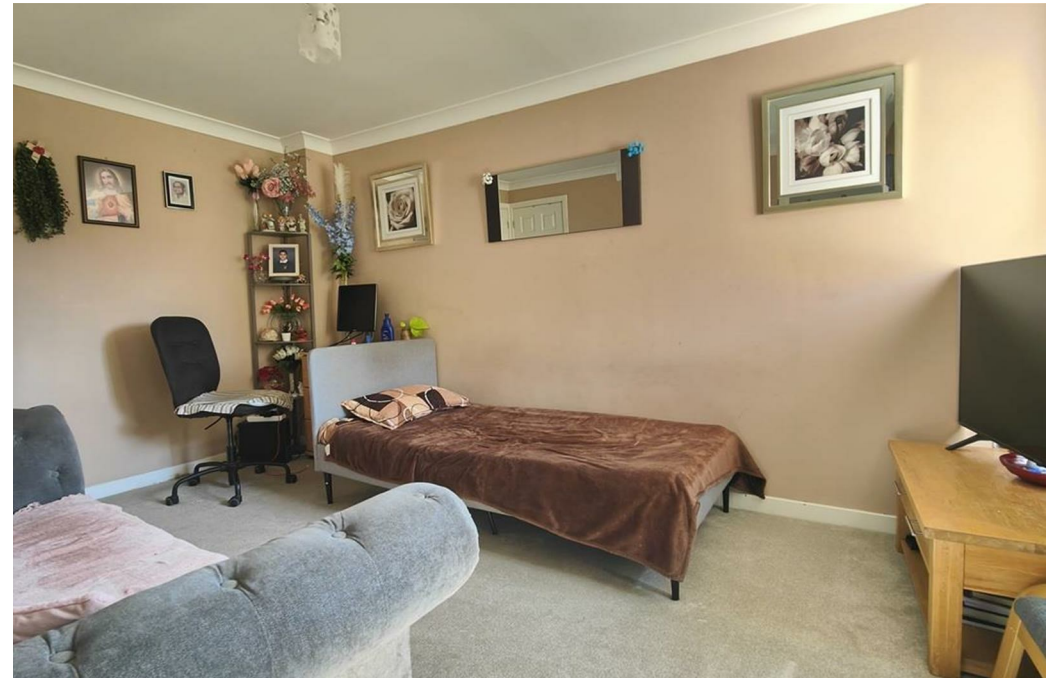


# 23 Kearvell Place, Sherborne DT9 4FQ

NO FURTHER CHAIN. '23 Kearvell Place' is a modern, mid-terraced house situated in a very popular residential address on the western fringe of Sherborne, a short walk to the town centre and mainline railway station to London Waterloo. The property boasts a level, enclosed rear garden. It benefits from allocated parking for one car in a layby at the front. The property is enhanced by a mains gas-fired radiator central heating system and double glazing. The well-arranged, extended accommodation boasts excellent levels of natural light and comprises entrance reception hall, sitting room, kitchen / dining room and a ground floor WC / cloakroom. On the first floor, there is a landing area, two generous double bedrooms and a family bathroom. There are superb countryside dog walks from nearby the front door. It is also a short walk to the picturesque, historic town of Sherborne with it's superb boutique high street with coffee shops, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world famous private schools. It is also a short walk to the mainline railway station to making London Waterloo directly in just over two hours. Sherborne has 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 superb restaurant. This lovely property is perfect for those aspiring families or couples looking to settle in their ultimate Sherborne home, cash buyers from the South East and London possible linked with the excellent local private schools and indulging in the 'race for space', the pied-a-terre market, rental market and much more. NO FURTHER CHAIN.



Council Tax Band: C





Paved pathway. Double glazed front door leads to

ENTRANCE HALL: Staircase rises from the entrance hall to the first floor, radiator, telephone point. Panel door leads to

CLOAKROOM / WC: 4'10 maximum x 3'2 maximum. Low level WC, wall mounted wash basin, radiator, timber effect flooring, double glazed window to the front.

Panel door from the entrance hall leads to the

SITTING ROOM: 15'1 maximum x 9'3 maximum. A well-presented main reception room, double glazed window to the front boasting a sunny south westerly aspect, radiator, TV point. Panel door leads to understairs storage cupboard space. Further panel door leads to

KITCHEN / DINING ROOM: 12'6 maximum x 8'10 maximum. A range of modern fitted kitchen units, laminated worksurface and surrounds, inset stainless steel one and half sink bowl and drainer unit with mixer tap over, inset mains gas hob with electric oven under, a range of drawers and cupboards under, wine rack, space and plumbing for washing machine, space for fridge freezer, a range of matching wall mounted cupboards, wall mounted concealed cooker hood extractor fan, cupboard housing mains gas fired combination boiler, timber effect flooring, radiator, double glazed window overlooks the rear garden, uPVC double glazed double doors open on to the rear garden.

Staircase rises from the entrance hall to the first-floor landing, ceiling hatch to loft. Panel doors lead off the first-floor landing to the first-floor rooms.

BEDROOM ONE: 12'8 maximum x 8'2 maximum. A double bedroom room, double glazed window to the rear overlooks the rear garden, radiator.

BEDROOM TWO: 12'8 maximum x 8'6 maximum. A second double bedroom, two double glazed windows to the front enjoying a sunny south westerly aspect, radiator, door leads to fitted wardrobe cupboard space.

FAMILY BATHROOM: 6'4 maximum x 5'10 maximum. A modern white suite comprising low level WC, pedestal wash basin, tiled splashback, panel bath, tiled surrounds, shower rail over, mains shower tap arrangement over, radiator, extractor fan.

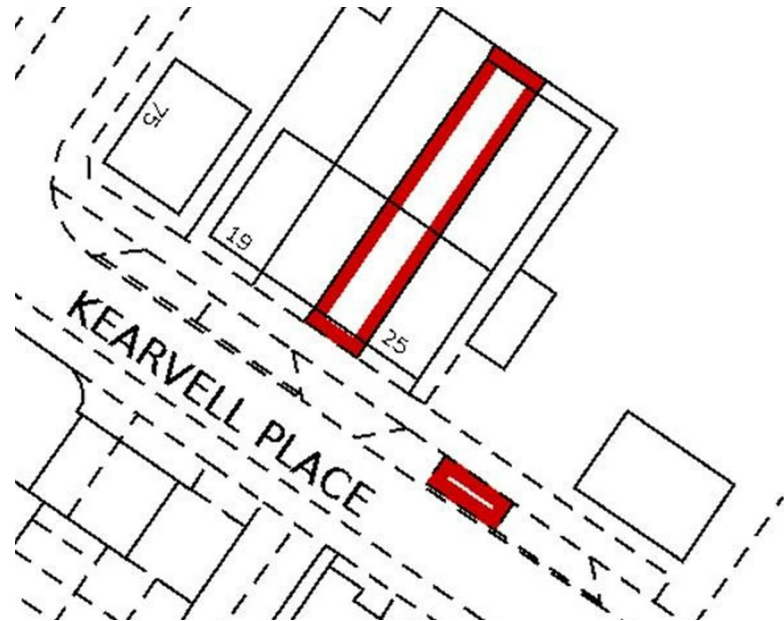
OUTSIDE:

At the front of the property a paved pathway leads to the front door. There is an area of front garden laid to woodchip, perfect for storing recycling containers and wheelie bins.

The MAIN REAR GARDEN measures 38'7 in depth maximum x 13'6 in width maximum. This level rear garden is laid mainly to lawn and enclosed by timber panel fencing. There is a paved patio area, timber garden shed, garden gate at the rear.

This property comes with one allocated parking space at the front in a layby.











**Kearvell Place, Sherborne, DT9**

Approximate Area = 633 sq ft / 58.8 sq m  
For identification only - Not to scale



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rchecom 2025. Produced for Rolfe East Sherborne Ltd. REF: 1201729

**Directions**

**Viewings**

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

**Council Tax Band**

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 