

# Rolfe East



## 5 Manor close, Sherborne, DT9 4SE

Guide Price £850,000

- HANDSOME NATURAL STONE DETACHED BARN CONVERSION IN IDYLIC LOCATION.
- IMPRESSIVE SOUTH-FACING REAR GARDEN BACKING ON TO BEAUTIFUL WOODLAND.
- FOUR GENEROUS BEDROOMS - MASTER BEDROOM WITH EN-SUITE AND DRESSING AREA.
- SHORT DRIVE TO SHERBORNE TOWN AND RAILWAY STATION TO LONDON WATERLOO.
- WITH STUNNING GROUNDS EXTENDING TO OVER THREE QUARTERS OF AN ACRE.
- PRETTY CHARACTER VILLAGE LOCATION IN CONSERVATION AREA.
- SUPERB FLOW OF NATURAL LIGHT FROM DUAL ASPECTS AND LARGE WINDOWS.
- PRIVATE DRIVEWAY PARKING FOR 4-5 CARS PLUS ATTACHED DOUBLE GARAGE.
- SHORT WALK TO VILLAGE CENTRE, VILLAGE PUB AND NEARBY COUNTRYSIDE.
- COUNTRYSIDE VIEWS FROM MANY OF THE WINDOWS.

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# Willow Reach 5 Manor close, Sherborne DT9 4SE

'Willow Reach' is a charming, natural stone, detached barn conversion situated in an idyllic, tucked away, edge-of-village location in simply stunning level gardens and grounds extending to over three quarters of an acre. The garden is south facing and backing on to picturesque woodland and a pleasant streamside scene. If rural tranquillity, woodland countryside views and wildlife is what you seek then look no further! This substantial property (2419 square feet) comes with an attached double garage and driveway parking for four to five cars or more. The main house is very well presented and enjoys excellent levels of natural light from dual and triple aspects and elegant ceiling heights. It is heated by an oil-fired radiator central heating system, LPG living flame fire and also benefits from uPVC double glazing. It is enviably free from the restrictions of Grade II listing. The well-arranged accommodation comprises entrance reception hall, sitting room, dining room, open-plan kitchen / breakfast room, utility room, cloakroom and ground floor WC. On the first floor, there is a landing with study area, large master double bedroom with dressing area and en-suite shower room, three further generous bedrooms and a family bathroom. Countryside walks are on your doorstep – ideal as you do not need to put the children or the dogs in the car! It is a very short walk to the popular village pub. The town centre of Sherborne is a very short drive away. Sherborne boasts a 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 drive to the mainline railway station 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.



Council Tax Band: G



Steps lead to uPVC double glazed front door, outside light.

**ENTRANCE RECEPTION HALL:** 22'3 maximum x 8'1 maximum. A large greeting area providing a heart to the home, staircase rises to the first floor, door leads to understairs storage cupboard space, two radiators with decorative covers. Glazed internal doors lead off the entrance reception hall to the main ground floor rooms.

**SITTING ROOM:** 20'2 maximum x 20' maximum. A beautifully proportioned main reception room enjoying a light dual aspect with two sets of uPVC double glazed double French doors opening onto the rear garden boasting a sunny southerly aspect and lovely woodland views, two uPVC double glazed windows to the side, Hamstone fireplace with LPG living flame fire and paved hearth, three radiators, excellent ceiling heights, exposed natural stone elevations, TV point.

**DINING ROOM:** 13'1 maximum x 13'3 maximum. A generous second reception room able to accommodate large dining room table, radiator, uPVC double glazed double French doors open on to the rear garden, lovely countryside views. Multi pane glazed door from the dining room leads to the

**KITCHEN BREAKFAST ROOM:** 16'9 maximum x 14'11 maximum. An extensive range of Shaker style fitted kitchen units comprising solid granite worksurface and surrounds, ceramic Belfast sink with mixer tap over, inset electric induction hob, decorative tiled surrounds, a range of drawers and cupboards under, fitted larder cupboard, fitted fridge, built in stainless steel electric oven and grill, a range of matching wall mounted cupboards with under unit lighting, stainless steel cooker hood extractor fan, large island unit with solid timber worksurface, pan drawers under, breakfast bar, ceramic floor tiles, three radiators. This room enjoys a light dual aspect with uPVC double glazed windows to the rear overlooking the rear garden enjoying a sunny southerly aspect, uPVC double glazed window to the side overlooking the garden enjoying an easterly aspect, uPVC double glazed door to the rear to the main rear garden, ceiling hatch. Glazed door from the kitchen breakfast room leads to the

**UTILITY ROOM:** 11'6 maximum x 8'8 maximum. A range of fitted units comprising laminated worksurface, tiled surrounds, inset ceramic one and a half sink bowl and drainer unit with mixer tap over, a range of drawers and cupboards under, space and plumbing for washing machine and dishwasher, uPVC double glazed window to the side, radiator, ceramic floor tiles, space for upright freezer. Multi pane glazed door from

the utility room leads back to the entrance reception hall.

**GROUND FLOOR WC:** 7'2 maximum x 3'2 maximum. Low level WC, wash basin over storage cupboard, electric heater, uPVC double glazed window to the side.

**CLOAKROOM:** 7' maximum x 4'5 maximum. uPVC double glazed window to the side, electric heater, area to store shoes and coats, integral door leads to double garage.

Staircase rises from the entrance reception hall to the

**FIRST FLOOR LANDING:** uPVC double glazed stairwell window to the side. First floor landing incorporating small study area, uPVC double glazed window to the front. Double doors lead to shelved airing cupboard housing lagged hot water cylinder and immersion heater, ceiling hatch to loft space. Panel doors lead off the landing to the first floor rooms.

**MASTER BEDROOM:** 14'3 maximum x 19'4 maximum. A generous double bedroom enjoying a light triple aspect with uPVC double glazed windows to the front, side and rear with lovely woodland views, two radiators, fitted wardrobe cupboard space. Panel door leads to

**EN-SUITE SHOWER ROOM:** 7'7 maximum x 5'3 maximum. A modern white suite comprising fitted low level WC, wash basin in worksurface with cupboards under, wall mounted cabinet, glazed double sized shower cubicle with wall mounted mains shower, tiled walls, uPVC double glazed window to the rear, extractor fan, chrome heated towel rail.

**BEDROOM TWO:** 12' maximum x 11'6 maximum. A second generous double bedroom enjoying a light dual aspect with uPVC double glazed windows to the rear and side, radiator, fitted wardrobe cupboard space.

**BEDROOM THREE:** 13'1 maximum x 7'7 maximum. A third double bedroom, uPVC double glazed window to the rear enjoying lovely views, radiator, fitted wardrobe cupboard space.

**BEDROOM FOUR:** 9'9 maximum x 7'8 maximum. A generous fourth double bedroom, uPVC double glazed window to the front, radiator.

**FAMILY BATHROOM:** 7'10 maximum x 7'8 maximum. A modern white suite comprising fitted low level WC, wash basin inset into quartz worksurface, tiled surrounds, fitted cupboards under, panel bath with glazed shower screen over, wall mounted mains shower over bath, radiator, uPVC double glazed window to the front.

**OUTSIDE:**

This impressive property stands in a glorious level plot and gardens extending to just over three quarters of an acre. There is a private road approach shared with neighbouring properties leading to a private driveway providing off road parking for four cars or more, outside lighting. Driveway leads to

**ATTACHED DOUBLE GARAGE:** 23'4 maximum in width x 18'3 in depth. Automatic up and over garage door, window to the rear, rafter storage above, light and power connected, Grant floor standing oil-fired central heating boiler, space for upright fridge freezer.

Timber five bar gate gives vehicular access for ride on mower or vehicles from the driveway to the main garden situated on the east and south side of the property.

The main rear garden is laid to groomed lawn and enjoys a very pretty streamside scene. It boasts a sunny south facing aspect with a glorious backdrop of woodland and hillside - a real slice of rural tranquillity! Large, paved patio sun terrace on the south side of the property, outside tap, a well-stocked variety of flowerbeds, large selection of mature trees. Further gated side access, natural stone garden store, greenhouse, raised seating area enjoying glorious views, picturesque timber bridge, timber garden shed.





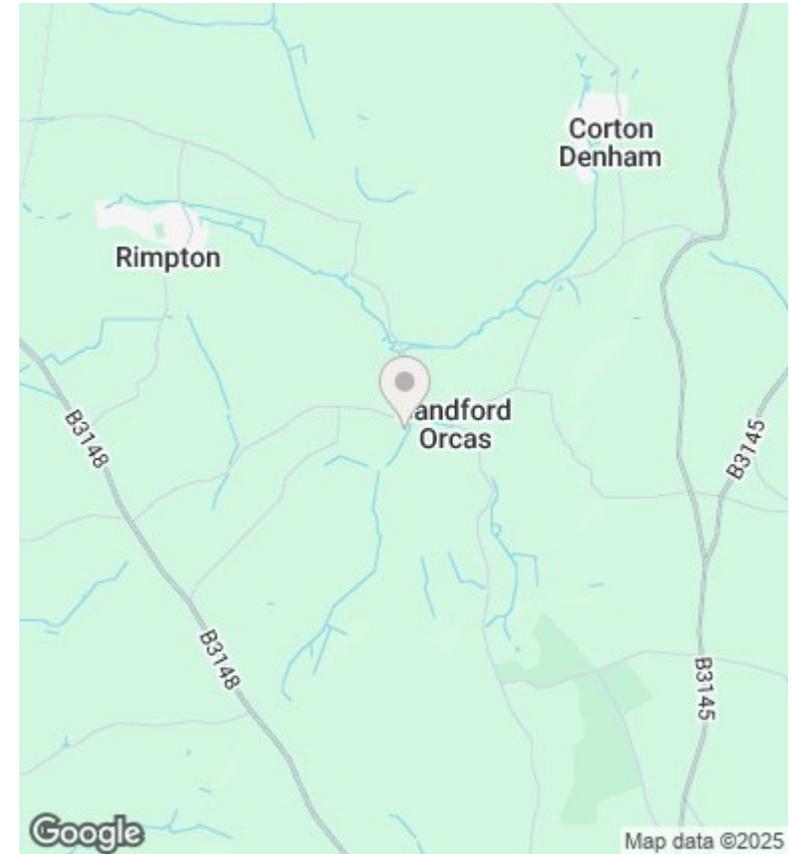
### Manor Close, Sandford Orcas, Sherborne, DT9

Approximate Area = 1993 sq ft / 185.1 sq m  
 Garage = 426 sq ft / 39.6 sq m  
 Total = 2419 sq ft / 224.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Rolfe East Sherborne Ltd. REF: 1201655



## Directions

## Viewings

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

## Council Tax Band

G

| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  |                         |           |
| (55-68) <b>D</b>                                   |  | 66                      | 75        |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |