

Rolfe East



Fairfield Heights, Sherborne, DT9 4HH

Guide Price £750,000

- SUBSTANTIAL PERIOD-STYLE DOUBLE FRONTED DETACHED HOUSE WITH CONSERVATORY.
- PRIVATE ENCLOSED REAR GARDEN ARRANGED FOR LOW MAINTENANCE PURPOSES.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING.
- NO FURTHER CHAIN.
- EXCLUSIVE RESIDENTIAL CUL-DE-SAC ADDRESS.
- FLEXIBLE ACCOMMODATION ARRANGED OVER THREE FLOORS (2020 SQUARE FEET).
- FIVE DOUBLE BEDROOMS, TWO EN-SUITE BATHROOMS.
- DRIVEWAY PARKING FOR ONE TO TWO CARS PLUS DETACHED SINGLE GARAGE.
- IMPRESSIVE CEILING HEIGHTS AND PERIOD-STYLE DOUBLE GLAZED SASH WINDOWS.
- SHORT WALK TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.

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10 Fairfield Heights, Sherborne DT9 4HH

NO FURTHER CHAIN! '10 Fairfield Heights' is a handsome, substantial (2020 square feet), double-fronted, detached, period-style, modern house with five double bedrooms, situated in a fantastic, exclusive residential cul-de-sac address, a short walk to the picturesque town centre of Sherborne and the mainline railway station to London Waterloo. This rare and unique home boasts a private, level rear garden, arranged for low maintenance purposes as well as a detached single garage and driveway parking for one to two cars. This impressive home is built with appealing, period-style features including excellent ceiling heights, multi-pane double glazed sash windows and period-style mouldings. The house is heated by a mains gas-fired radiator central heating plus a living flame gas fire. There are superb views of Sherborne town, Sherborne House and the hills beyond the town at the front with a sunny southerly aspect. The spacious, well-arranged accommodation enjoys good levels of natural light and comprises entrance reception hall, lounge, open-plan kitchen / dining room, conservatory, utility room and ground floor WC. On the first floor, there is a landing area, master double bedroom with en-suite shower room, two further double bedrooms and a family bathroom. On the second floor, there is another landing area, two further generous double bedrooms – one with en-suite bathroom. The second-floor bedrooms enjoy superb views. There are lovely countryside walks from nearby the front door at The Quarr Nature Reserve, Sherborne Castles and Purlieu Meadow – ideal as you do not need to put the children or the dogs in the car! It is only a short walk to the historic 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. NO FURTHER CHAIN.



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. This superb, rare property is perfect for those aspiring family buyers looking to settle in their ideal west country home, mature couples retiring to the area, ex-London cash buyers looking for somewhere as a pied-a-terre or investors looking for holiday lets or residential buy-to-let investments – possibly linked with the excellent local companies or private schools.

Steps rise to storm porch. Double glazed and panelled front door leads to

ENTRANCE RECEPTION HALL: 12'2 maximum x 7'7 maximum. A useful greeting area providing a heart to the home, excellent ceiling heights with period style cornice, moulded skirting boards and architraves, radiator. Staircase rises to the first floor, understairs storage recess. Oak panel doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM: 19'11 maximum x 11'11 maximum. A generous main reception room enjoying elegant ceiling heights, period style ceiling cornice, a light dual aspect with multi pane period style double glazed sash window to the front enjoying a sunny southerly aspect, double glazed double French doors with side lights open onto the rear garden, moulded skirting boards and architraves, stone period style fireplace and hearth with mains gas fire, TV point, two radiators.

OPEN PLAN KITCHEN DINING ROOM: 19'1 maximum x 11'11 maximum. An extensive range of oak panelled kitchen units comprising solid granite surrounds, inset one and a half stainless steel sink bowl, mixer tap over, inset Neff stainless steel five burner gas hob with stainless steel splashback, a range of drawers and cupboards under, undercounter fridge and freezer, integrated Neff dishwasher, Neff electric oven and grill, pan drawers, space for upright fridge freezer, a range of matching wall mounted cupboards and glazed display cabinets, under unit lighting, wall mounted Neff stainless steel cooker hood extractor fan. This room enjoys excellent ceiling heights with period style cornice work, a light dual aspect with multi pane double glazed period style sash window to the front boasting a sunny southerly aspect. Multi pane period style double glazed window to the rear overlooks the rear garden. Ceramic floor tiles, radiator, telephone point.

UTILITY ROOM: 8' maximum x 5'2 maximum. Granite effect laminated worksurface, tiled surrounds, inset stainless steel sink bowl and drainer unit, mixer tap over, cupboards under, space and plumbing for washing machine and tumble dryer, a range of wall mounted cupboards, ceramic floor tiles, moulded skirting boards and architraves, radiator, wall mounted gas fired boiler, extractor fan, period style ceiling cornice. Oak panel door from the utility room leads to the

CLOAKROOM: 7' maximum x 3' maximum. Fitted low level WC, wall mounted wash basin, tiled splashback, ceramic floor tiles, radiator, extractor fan.

Double glazed and panel door from the utility room leads to the

CONSERVATORY: 9'5 maximum x 10'1 maximum. uPVC double glazed construction with windows to both sides and the rear overlooking the rear garden, uPVC double glazed double French doors open on to the rear garden, light and power connected.

Staircase rises from the entrance reception hall to the

FIRST FLOOR LANDING: A generous landing area measuring 16'3 maximum x 6'1 maximum. Radiator, moulded skirting boards and architraves, multi pane period style double glazed sash window to the front enjoys a sunny southerly aspect. Oak panel door leads to airing cupboard housing pressurised hot water cylinder and immersion heater, slated shelving. Oak panel doors lead off the landing to the first-floor rooms.

MASTER BEDROOM: 11'11 maximum x 12' maximum. A generous double bedroom, multi pane period style double glazed sash window to the front enjoys a sunny southerly aspect, moulded skirting boards and architraves, radiator, fitted wardrobe cupboards. Oak panel door leads to

EN-SUITE SHOWER ROOM: 6'11 maximum x 5' maximum. A white suite comprising low level WC, wall mounted wash basin, glazed corner shower cubicle with ceiling mounted mains shower over, tiled walls and floor, period style sash double glazed sash window to the rear, chrome heated towel rail, illuminated wall mirror, extractor fan.

BEDROOM TWO: 12' maximum x 10'5 maximum. A second generous double bedroom, multi pane period double glazed sash window overlooks the rear garden, radiator, moulded skirting boards and architraves. Door leads to fitted wardrobe cupboard space.

BEDROOM THREE: 12'4 maximum x 8'3 maximum. Another generous bedroom, double glazed period style multi pane sash window to the front enjoying a sunny southerly aspect, radiator, fitted desk unit and worktop with drawers and cupboards under.

FIRST FLOOR FAMILY BATHROOM: 6'8 maximum x 6'8 maximum. A modern white suite comprising low level WC, wall mounted wash basin, tiled panel bath with mains shower tap arrangement over, tiled walls and floor, period style double glazed multi pane sash window to the rear, extractor fan, chrome heated towel rail.

Staircase rises from the first floor landing to the second floor.

SECOND FLOOR LANDING: 9'5 maximum x 5'2 maximum. Moulded skirting boards and architraves. Oak panel doors lead off the landing to the second floor rooms.

MASTER BEDROOM: 15'3 maximum x 11'10 maximum. A generous double bedroom, moulded skirting boards and architraves, TV point, telephone point, double glazed dormer window to the front enjoying a sunny southerly aspect and views across Sherborne town to hills beyond. Oak panel door leads to fitted walk-in wardrobe cupboard space. Further oak panel door leads to

EN-SUITE BATHROOM: 8'11 x 5'10 maximum. A modern white suite comprising low level WC, wall mounted wash basin, panel bath with mains shower over, shower rail, tiled walls and floor, chrome heated towel rail, shaver point, double glazed Velux ceiling window to the rear.

BEDROOM FIVE: 12' maximum x 17'8 maximum. A generous double bedroom, double glazed dormer window to the front enjoying pleasant views of Sherborne town, south facing, radiator.

OUTSIDE:

At the front of the property there are portions of flowerbed boasting mature shrubs and hedges. Steps rise to storm porch. A dropped curb gives vehicular access to a **PRIVATE DRIVEWAY** providing off road parking for one to two cars leading to

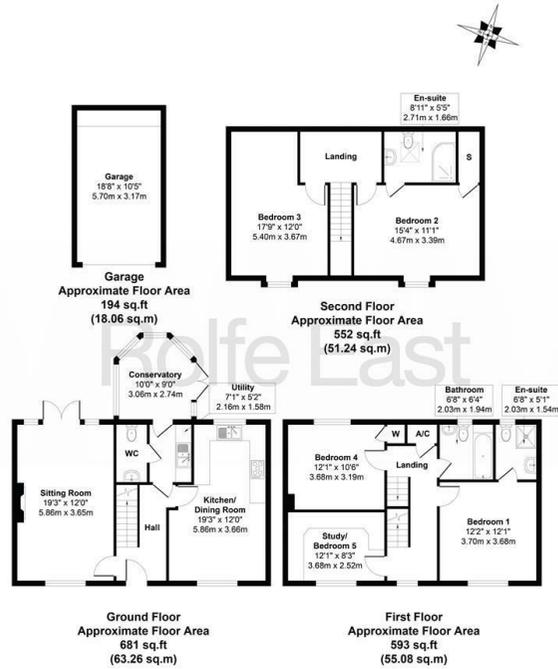
DETACHED GARAGE: 19'2 in depth x 10'4 in width. Automatic up and over garage door, light and power connected, ceiling hatch leads to storage area above.

Timber gate from the driveway area leads to the **MAIN REAR GARDEN:** 24'11 in depth x 30' maximum in width. This rear garden is arranged for low maintenance purposes and laid to paving and stone chippings. It is enclosed by timber panel fencing and offers a very good degree of privacy. A variety of raised flowerbeds and borders enjoying some mature trees, plants and shrubs. Area to store recycling containers and wheelie bins, outside tap, outside light, paved patio seating area, storage area at the rear of the garage.





Fairfields Heights, Sherborne, Dorset, DT9



© 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. Whilst 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		76	83
(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	