

Rolfe East



Kearvell Place, Sherborne, DT9 4FQ

Price Guide £227,500

- BEAUTIFULLY PRESENTED MODERN END TERRACE HOUSE WITH TWO DOUBLE BEDROOMS.
- ALLOCATED OFF ROAD PARKING FOR ONE CAR.
- SHORT WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.
- POPULAR RESIDENTIAL AREA.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND DOUBLE GLAZING.
- VACANT - NO FURTHER CHAIN.
- GENEROUS LEVEL LOW MAINTENANCE REAR GARDEN WITH SIDE ACCESS.
- SHORT WALK TO NEARBY COUNTRYSIDE.

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25 Kearvell Place, Sherborne DT9 4FQ

NO FURTHER CHAIN. '25 Kearvell Place' is a beautifully presented, modern, end of terrace 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 generous, level, enclosed rear garden arranged for low maintenance purposes enjoying a good degree of privacy. It benefits from driveway / allocated parking for one car at the front. The property is enhanced by a mains gas-fired radiator central heating system and timber 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 to front door, double glazed front door to

ENTRANCE RECEPTION HALL: 9'3 maximum x 3'5 maximum. A useful greeting area providing a heart to the home, staircase rises to the first floor, radiator, telephone point, timber effect flooring. Panel doors lead off to the ground floor rooms.

SITTING ROOM: 15'2 maximum x 9'3 maximum. A very well-presented main reception room, timber effect flooring, radiator, double glazed window to the front boasting a sunny south westerly aspect, radiator, TV point, telephone point. Panel door leads to under stairs storage cupboard space. Panel door leads to

KITCHEN / DINING ROOM: 12'7 maximum x 8'9 maximum. A useful open-plan room with a range of contemporary white kitchen units comprising laminated worksurfaces and surrounds, inset stainless steel sink bowl and drainer unit with mixer tap over, inset stainless steel main gas hob with stainless steel electric oven under, a range of drawers and cupboards under, fitted wine rack, space and plumbing for washing machine, space for under counter fridge, a range of matching wall mounted cupboards, stainless steel splashback, concealed wall mounted cooker hood extractor fan, wall mounted cupboard houses mains gas fired combination boiler, double glazed window to the rear overlooks the rear garden, uPVC double glazed double French doors opens onto the rear garden, radiator, timber effect flooring, inset ceiling lighting.

Panel door from the entrance hall leads to

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

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

BEDROOM ONE: 12'7 maximum x 8'3 maximum. A double bedroom, double glazed window to the rear overlooks the rear garden, radiator.

BEDROOM TWO: 12'7 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: 5'10 maximum x 6'3 maximum. A modern white suite comprising low level WC, pedestal wash basin, panel bath with glazed shower screen over, wall mounted mains shower tap arrangement, tiling to splash prone areas, radiator, extractor fan.

OUTSIDE:

At the front of the property a paved pathway leads to the front door. There is a small portion of front garden laid to stone chippings enclosed by timber picket fencing.

There is allocated parking for one car at the front of the property.

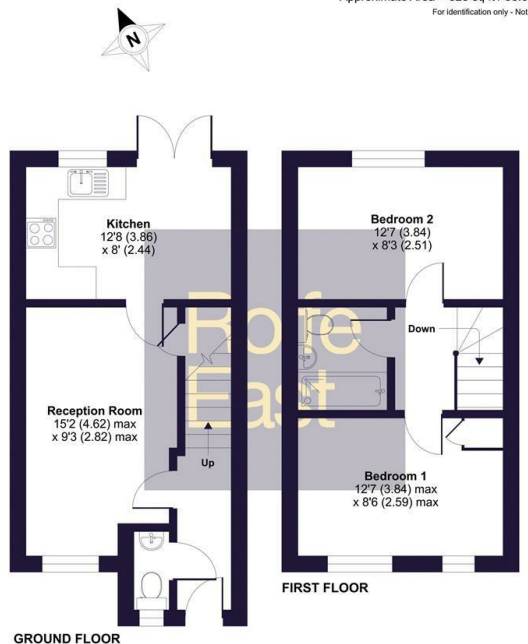
A shared pathway leads to the side of the property. Timber garden gate gives access to the main rear garden. **MAIN REAR GARDEN** measures 38'6 maximum in length x 14'5 maximum in width. This level rear garden is arranged for low maintenance purposes and boasts a paved patio seating area, it is enclosed by timber panel fencing, timber gate to the side, outside tap, area to store recycling containers and wheelie bins.





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Approximate Area = 628 sq ft / 58.3 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). © rchrecom 2025. Produced for Rolfe East Sherborne Ltd. REF: 1206002



Directions

Viewings

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

Council Tax Band

C

