

# Rolfe East



## Bradford Road, Sherborne, DT9 6BP

Offers In The Region Of £1,450,000

- HUGE ARCHITECT DESIGNED CONTEMPORARY DETACHED RESIDENCE IN TOP ADDRESS.
- SWEEPING DRIVEWAY APPROACH PROVIDING PARKING FOR 5+ CARS.
- SOLAR PANELS, UNDER FLOOR HEATING AND MAINS GAS POWERED HEATING.
- SHORT WALK TO SHERBORNE TOWN CENTRE AND STATION TO LONDON WATERLOO.
- 4708 SQUARE FEET OF OPEN-PLAN STYLISH LIVING SPACE WITH SUPERB NATURAL LIGHT.
- INTEGRAL DOUBLE GARAGE AND GYMNASIUM / YOGA STUDIO.
- EXCELLENT EPC RATING - BAND C!
- STANDING IN GENEROUS LANDSCAPED GARDENS AND LEVEL PLOT OF OVER HALF AN ACRE.
- LARGE FEATURE WINDOWS AND EXCELLENT CEILING HEIGHTS.
- SHORT WALK TO NEARBY COUNTRYSIDE FROM THE FRONT DOOR.

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# Field House Bradford Road, Sherborne DT9 6BP

'Field House' is a substantial (4708 square feet), stylish, architect-designed, contemporary residence situated in one of the most sought-after residential addresses in Sherborne town – Bradford Road. The house occupies a generous, level plot and fabulous, landscaped gardens extending to just over half an acre (0.54 acres approximately). There is a sweeping, private driveway approach at the front providing off road parking for five cars or more, leading to an attached double garage. This unique home was transformed and redesigned in 2009 – 2010 by an architect to create fantastic ceiling heights, excellent flow of natural light and spectacular open-plan, contemporary living spaces. These are ideal for summer parties, however the rooms can be zoned for cold winter months to create cosy living spaces with a cast iron log burning stove and warm oak floors with under floor heating, mains gas fired heating and solar panels. The property boasts a sunny southerly aspect at the front and large, feature windows plus a substantial rear garden benefitting a good level of privacy. The house is beautifully presented with tasteful, contemporary decoration and airy, sociable open-plan living space. The accommodation comprises huge entrance reception hall with impressive ceiling heights, open-plan kitchen / family room, sitting room, snug / reception two, office two / occasional ground floor bedroom, utility room, boot room and large ground floor WC / cloakroom (with scope to convert to ground floor shower room). On the first floor, there is a large landing with glass balustrades, master double bedroom with en-suite bathroom and separate dressing room, second double bedroom with dressing area and en-suite shower room, two further double bedrooms, a huge fifth bedroom / studio with external staircase to the rear garden and a Jack and Jill bathroom. There are countryside walks nearby the front door – ideal as you do not need to put the children or the dogs in the car.



Council Tax Band: G





The property is situated 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. 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 lovely property is perfect for those aspiring family buyers 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. **SIMPLY STUNNING!**

Slate paved pathway to storm porch with outside lighting. Front door with double glazed side lights leads to

**ENTRANCE RECEPTION HALL:** 20'5 maximum x 16' maximum. An impressive entrance hall providing a greeting area and a heart to the home, full height impressive ceilings, double glazed windows to the front, oak flooring, oak staircase rises to the first floor, telephone point. Further door leads to storage cupboard. Door leads to **WALK-IN BOOT ROOM:** 7'5 maximum x 6'3 maximum. Oak flooring. Large entrance leads to open-plan kitchen family room providing a full through measurement of 41'8 maximum.

**OPEN-PLAN KITCHEN FAMILY ROOM:** 32'1 maximum x 23'2 maximum. A simply fantastic open-plan sociable living space boasting excellent ceiling heights and a light multiple aspect, double glazed bi-folding doors open on to the rear garden, large feature windows, four double glazed Velux ceiling windows to the rear, oak floors.

#### **KITCHEN AREA:**

A range of contemporary kitchen units comprising solid worksurfaces and surrounds, inset one and a half stainless steel sink bowl and drainer unit, mixer tap over, a range of pan drawers and cupboards under, integrated dishwasher, space for American-style fridge freezer, large Britannia stainless steel range-style oven with electric oven and grill and four burner gas hob with warming plate, stainless steel splashback, stainless steel cooker hood over, a range of wall mounted cupboards with under unit lighting, oak flooring, breakfast bar, second peninsula breakfast bar. Sliding door leads to **WALK-IN LARDER CUPBOARD:** 6'11 maximum x 7'8 maximum. Fitted worksurface, fitted shelving. Double doors to understairs storage space, further door to shelved storage cupboard.

**SITTING ROOM:** 27'11 maximum x 22'4 maximum. An impressive main reception room enjoying a light dual aspect with uPVC double glazed bay window to the side and large feature uPVC double glazed window to the front, door to the front enjoying a sunny south facing aspect, period-style stone fire surround and hearth with cast iron log burning stove, extensive fitted bookshelves and cupboard space. Double doors lead to second reception room/ snug room providing a full through-measurement of 42'1 maximum.

**SECOND RECEPTION ROOM / SNUG:** 13'9 maximum x 19'5 maximum. A room that could be used as a formal dining room or snug, enjoying a light dual aspect with uPVC double glazed window to the side, double glazed double French doors and side lights open onto the main rear garden, double doors lead back through to the open plan kitchen family room providing a full through-measurement of 44'7 maximum.

Door from the entrance reception hall leads to

**OFFICE/ GROUND FLOOR DOUBLE BEDROOM SEVEN:** 11'10 maximum x 13'8 maximum. Double glazed window to the front enjoying a sunny southerly aspect, oak floors.

Door from the entrance reception hall leads to

**CLOAKROOM:** 8'8 maximum x 4'7 maximum. Fitted low level WC, circular wash basin on washstand, mixer tap over, cupboard under, chrome heated towel rail, double glazed window to the front.

Door from the kitchen family room leads to the

**UTILITY ROOM:** 16'3 maximum x 8'1 maximum. Laminated worksurface, stainless steel sink bowl and drainer unit, mixer tap over, cupboards under, space and plumbing for washing machine and tumble dryer, wall mounted cupboards, wall mounted Worcester Bosch gas fired boiler, tiled floor, double glazed window to the rear, space for fridge and freezer, double glazed door to the rear, personal door leads to integral garage.

Oak staircase rises from the entrance reception hall to the **FIRST FLOOR LANDING:** 26'2 maximum x 12'9 maximum. Contemporary glass balustrade and minstrel's gallery, oak flooring, impressive ceiling heights and flow of natural light, door leads to airing cupboard housing pressurised sealed Joule hot water cylinder and expansion tank, fitted shelving. Double doors lead to large storage cupboard space with hanging space and fitted shelves. Doors lead off the landing to the first floor rooms.

**MASTER BEDROOM:** 18'10 maximum x 15'4 maximum. Large, double-glazed window to the front enjoying a sunny southerly aspect with views to countryside beyond neighbouring properties, radiator. Door leads to

**EN-SUITE BATHROOM:** 11'6 maximum x 7'6 maximum. A modern white suite comprising low level WC, wash basin on washstand with cupboard under, glazed corner shower cubicle with wall mounted mains shower, panel bath, tiled surrounds, double glazed window to the side, illuminated wall mirror, chrome heated towel rail, extractor fan, stone tiled floor.

**BEDROOM SIX / DRESSING ROOM:** 12'9 maximum x 6'11 maximum (Currently configured as dressing room to the master bedroom). Double glazed window to the rear overlooks the rear garden, radiator, extensive fitted wardrobe cupboard space, fitted shelves and cupboards.

**BEDROOM TWO:** 17'7 maximum x 11'6 maximum. A generous second double bedroom, enjoying a light dual aspect, double glazed window to the side and rear, radiator, extensive fitted wardrobe cupboard space. Door leads to

**EN-SUITE SHOWER ROOM:** 6'4 maximum x 6'11 maximum. A modern white suite comprising low level WC, wash basin over cupboard, glazed corner shower cubicle with wall mounted mains shower over, tiled walls, double glazed window to the side, chrome heated towel rail, extractor fan, illuminated wall mirror, bamboo flooring.

**BEDROOM THREE:** 11'10 maximum x 12'3 maximum. A third generous double bedroom, double glazed window to the front enjoying a sunny southerly aspect, radiator.

**BEDROOM FOUR:** 15' maximum x 12'3 maximum. A fourth generous double bedroom enjoying a light dual aspect with large feature window to the front and side, sunny southerly aspect, double doors lead to fitted wardrobe cupboard space, contemporary radiator.

**FAMILY BATHROOM:** 12'1 maximum x 9'1 maximum. A Jack-and-Jill main bathroom, white suite comprising low level WC, wash basin over storage cupboard, tiled panel bath, glazed corner shower cubicle, tiled walls, two contemporary radiators, illuminated mirror, double glazed window to the side, double glazed window to the rear, double glazed Velux window to the rear, extractor fan.

**FIRST FLOOR RECEPTION ROOM / BEDROOM FIVE:** 23'4 maximum x 25'5 maximum. A generous first floor room boasting a flexible range of different uses enjoying a light dual aspect, two double glazed Velux windows to the front enjoying a sunny southerly aspect, large double glazed window to the rear overlooks the rear garden, double glazed door to the rear, underfloor heating, double glazed door leads to rear first floor terrace and external staircase to the rear garden, outside lighting.

#### OUTSIDE:

This substantial property stands in a level plot and stunning gardens extending to over half an acre (0.54 acres approximately).

At the front of the property there is a portion of garden laid to lawn enjoying a gentle terrace. The front garden is south facing and enclosed by mature trees and hedging giving a depth of 80' from the road.

A dropped curb gives private vehicular access to a large, sweeping driveway approach providing off road parking for ten cars or more, outside power point, outside tap, outside security lighting.

Driveway leads to **INTEGRAL DOUBLE GARAGE:** 18' in depth x 16'3 in width. Automatic up and over garage door, double glazed window to the side, light and power connected, personal door to the utility room.

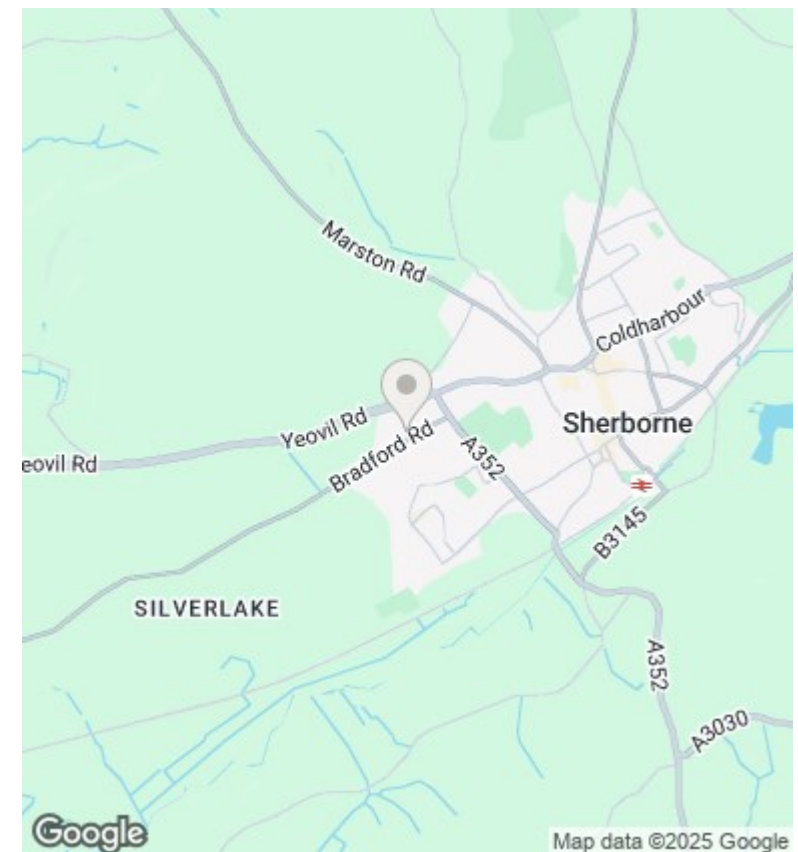
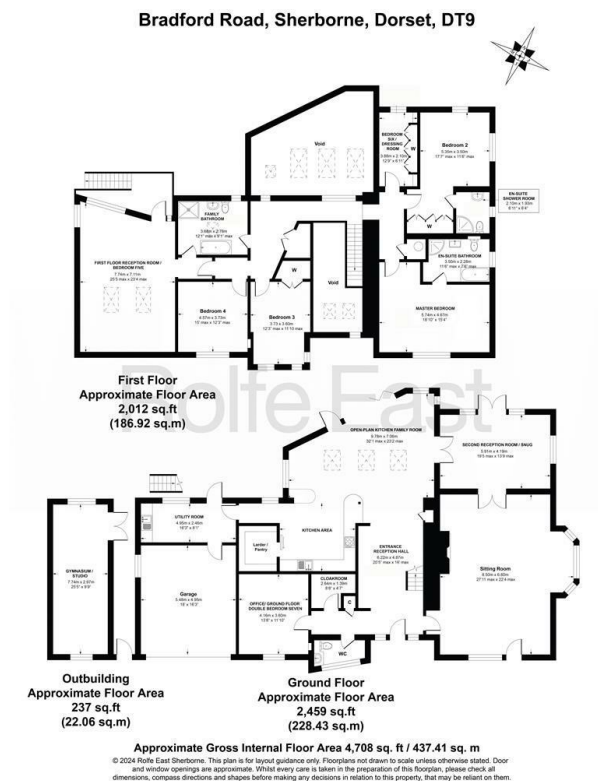
There is access on both sides of the house to the **MAIN REAR GARDEN**. The rear garden is laid to lawn and enclosed by mature hedges and timber fencing. There is a timber decked paved patio area with outside lighting and fishpond, outside power point. The rear garden enjoys some mature trees, side garden area ideal for storing logs and recycling containers and wheelie bins, large timber shed.

Double glazed double doors lead to **GYMNASIUM / STUDIO:** 25'5 maximum x 9'9 maximum. Double glazed windows to the front and rear, three double glazed Velux ceiling windows, electric heating, light and power connected.









## Directions

## Viewings

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

## Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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		
	74	77
EU Directive 2002/91/EC		
England & Wales		