

Rolfe East



Warren Way, Sherborne, DT9 4FS

Offers In Excess Of £350,000

- MODERN DETACHED DOUBLE FRONTED HOUSE IN POPULAR ADDRESS.
- EXCELLENT LEVEL MAIN GARDEN BOASTING SUNNY SOUTHERLY ASPECT.
- DRIVEWAY PARKING FOR TWO CARS.
- DOUBLE GLAZING AND MAINS GAS FIRED RADIATOR CENTRAL HEATING.
- EXCELLENT DECORATIVE ORDER THROUGHOUT.
- SUPERB EPC RATING - BAND B!
- THREE DOUBLE BEDROOMS - MASTER BEDROOM WITH EN-SUITE SHOWER ROOM.
- OPEN PLAN KITCHEN DINING ROOM.
- EXCELLENT FLOW OF NATURAL LIGHT.
- SHORT WALK TO TOWN CENTRE AND MAINLINE RAILWAY STATION TO LONDON.

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14 Warren Way, Sherborne DT9 4FS

'14 Warren Way' is a simply lovely, modern, double-fronted, detached house built in 2021 and situated on a choice corner plot with substantial, level main garden at the side of the house enjoying a sunny southerly aspect. It is situated in a very popular, modern residential address on the western edge of Sherborne enjoying nice walks not far from the door and just a short walk to the centre of Sherborne town and the mainline railway station to London Waterloo. The property boasts a private driveway providing off road parking for two cars. The main house is very well presented and is heated by mains gas-fired radiator central heating and also benefits from double glazing. The house still has potential to extend at the side, subject to the necessary planning permission. The well-arranged accommodation (approximately 1168 square feet) boasts excellent levels of natural light from dual aspects and comprises entrance reception hall, sitting room, open-plan kitchen / dining room, utility room and cloakroom / WC. On the first floor, there is a landing area, large master double bedroom with dressing area and en-suite shower room, two further generous double bedrooms and a family bathroom. Countryside is only a short walk away – ideal as you do not need to put the children or the dogs in the car! It is a short walk to the town centre of Sherborne. The historic town centre of 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 walk 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. THIS LOVELY HOME MUST BE VIEWED!



Council Tax Band: E



Paved pathway to storm porch with outside light. Panel front door leads to

ENTRANCE RECEPTION HALL: 7' maximum x 6'1 maximum. A useful greeting area providing a heart to the home, staircase rises to the first floor, ceramic floor tiles, radiator with decorative cover. Panel doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM: 18'6 maximum x 10'11 maximum. A generous main reception room enjoying a light dual aspect with uPVC double glazed double French doors opening onto the main garden enjoying a sunny south easterly aspect and views to countryside beyond neighbouring properties, timber effect flooring, double glazed window to the front, two radiators.

OPEN PLAN KITCHEN FAMILY ROOM: 18'5 maximum x 11'9 maximum. A generous open plan room enjoying a light dual aspect with two double glazed windows to the side, double glazed window to the front, a range of gloss white contemporary kitchen units comprising laminated worksurface and surrounds, inset stainless steel one and a half sink bowl and drainer unit with mixer tap over, tiling to splash prone areas, a range of drawers and cupboards under, inset stainless steel gas hob with stainless steel electric oven under, a range of matching wall mounted cupboards, wall mounted stainless steel cooker hood extractor fan, timber effect flooring, two radiators. Dining room area, recess proves space for upright fridge freezer, door leads to shelved storage cupboard. Panel door leads from the kitchen area to the

UTILITY ROOM: 6'3 maximum x 5'11 maximum. A range of fitted cupboards, laminated worksurface, space and plumbing for dishwasher and washing machine, timber effect flooring, radiator,

double glazed door to the rear, wall mounted cupboard houses mains gas fired combination boiler. Panel door leads to

CLOAKROOM WC: 5' maximum x 3'2 maximum. Fitted low level WC, pedestal wash basin, tiled splashback, radiator, timber effect flooring, extractor fan.

Staircase rises from the entrance reception hall to the first floor landing, radiator with decorative cover, double glazed window to the rear, ceiling hatch to part-boarded loft space. Panel door leads to shelved linen cupboard. Panel doors lead off the landing to the first floor rooms.

MASTER BEDROOM: 18'5 maximum x 10'4 maximum. A generous double bedroom enjoying a light dual aspect with double glazed windows to the front and side, two radiators, sliding mirrored doors leads to fitted wardrobe cupboard space, dressing area. Panel door leads to

EN-SUITE SHOWER ROOM: 7'2 maximum x 3'10 maximum. A modern white suite comprising low level WC, pedestal wash basin, glazed shower cubicle with wall mounted mains shower, tiling to splash prone areas, radiator, extractor fan.

BEDROOM TWO: 10'7 maximum x 9'2 maximum. A generous double bedroom enjoying a light dual aspect with double glazed window to the front and side, radiator.

BEDROOM THREE: 9'4 maximum x 7'6 maximum. A generous third bedroom, double glazed window to the side, radiator.

FAMILY BATHROOM: 7'2 maximum x 6'5 maximum. A modern white suite comprising low level WC, pedestal wash basin, panel

bath with glazed shower screen over, wall mounted electric mains shower over, tiling to splash prone areas, timber effect flooring, radiator, double glazed window to the front, extractor fan.

OUTSIDE:

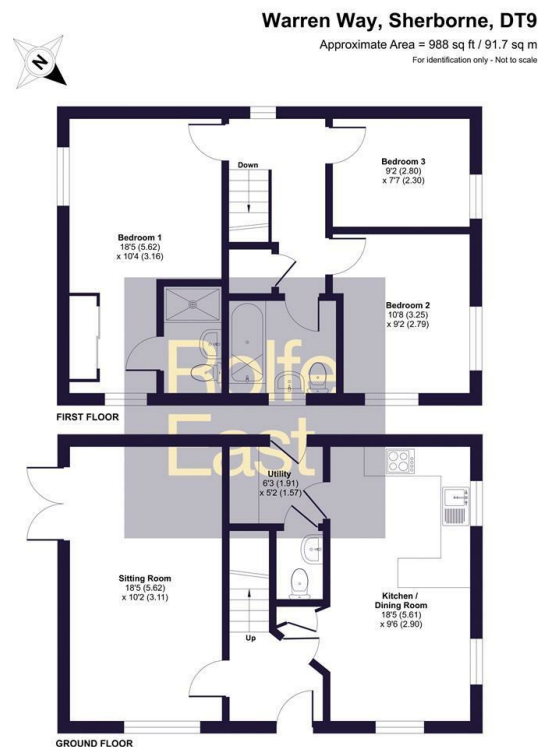
At the front of the property there is a portion of front garden laid to woodchip. Paved pathway leads to storm porch with outside light. Garden leads to further side garden area laid to flowerbed. Pathway and timber gate leads to a pathway at the rear of the property giving access to the

MAIN GARDEN situated at the side of the property boasting a sunny south easterly aspect 47'4 maximum in depth x 28'9 in width. The rear garden is laid mainly to lawn and boasts a timber decked patio area. It is enclosed by brick walls and timber panel fencing and boasts a variety of flowerbeds and borders enjoying a selection of mature plants and shrubs, outside light, rainwater harvesting butt. Side area with outside tap, area ideal for storing recycling containers and wheelie bins.

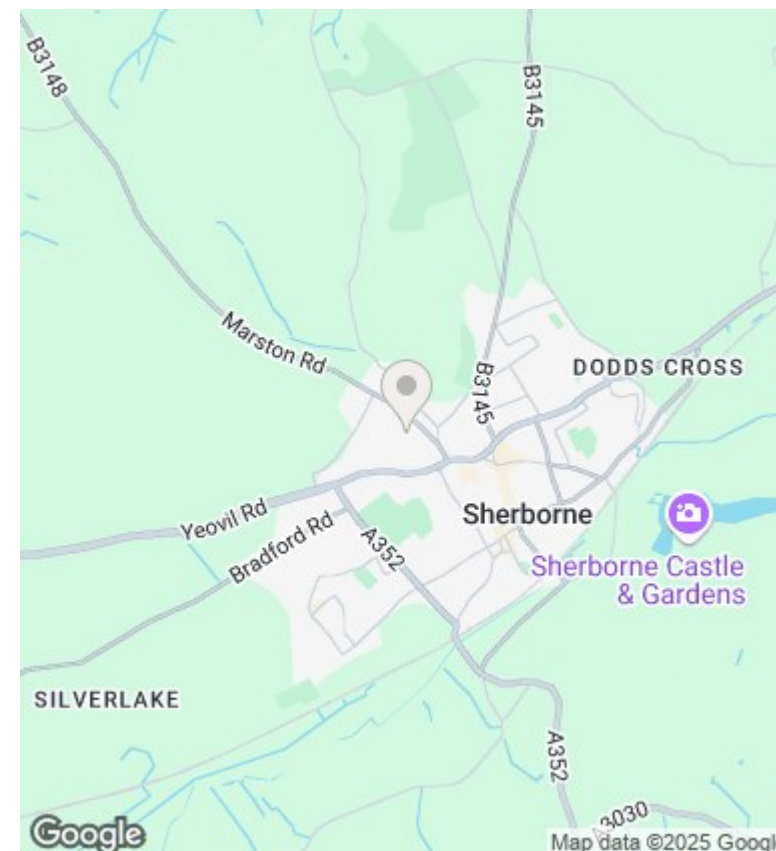
There is a private driveway area providing off road parking for two cars at the side of the house.







Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ricolfe.com 2025. Produced for Rolfe East Sherborne Ltd. REF: 1266991



Directions

Viewings

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

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		