

Rolfe East



Sheeplands Lane, Sherborne, DT9 4BP

Offers In Excess Of £575,000

- 4 BEDROOM DETACHED CHALET BUNGALOW OCCUPYING CHOICE CORNER PLOT.
- GAS RADIATOR CENTRAL HEATING, ELECTRIC UNDER FLOOR HEATING AND SOLAR PANELS
- UPVC DOUBLE GLAZING.
- SHORT WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO
- SUPERB DECORATIVE CONDITION THROUGHOUT.
- TWO DRIVEWAYS PROVIDING OFF ROAD PARKING FOR 4-5 CARS.
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM.
- LEVEL PLOT AND LOVELY FRONT AND REAR GARDENS EXTENDING TO 0.12 ACRES APPRX.
- SINGLE GARAGE.
- FLEXIBLE SPACIOUS ACCOMMODATION (1789 square feet).

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12 Sheeplands Lane, Sherborne DT9 4BP

'12 Sheeplands Lane' is an extended and modernised, double fronted, link-detached chalet bungalow (1789 sq ft) occupying a choice, level, corner plot and stunning landscaped gardens extending to 0.12 acres approximately. The property boasts two areas of driveway providing off road parking for four to five cars leading to a detached single garage. The property boasts stunning front and rear gardens, the front providing excellent privacy and a good distance from the road. It is heated via a mains gas fired radiator central heating system plus some electric under floor heating. It also benefits from solar panels and uPVC double glazing. The spacious accommodation boasts excellent levels of natural light from an east-to-west aspect and comprises entrance reception hall, sitting room, stylish open-plan kitchen / breakfast room leading in to dining room with excellent ceiling heights, office / occasional ground floor bedroom, utility room, boot room, laundry room and ground floor WC / cloakroom. On the first floor there is a landing area, master double bedroom with en-suite shower room, two further generous double bedrooms and a family bathroom. There is also a large, attached garden room / store. The property has lovely countryside walks not far from the front door – ideal as you do not need to put the dogs or the children in the car! It is also only a very short walk to the historic town of Sherborne with its superb boutique high street with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. It is also a short, level walk to the 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. MUST BE VIEWED!



Council Tax Band: E



Wrought iron gate, brick paved pathway leads to storm porch with outside light, double glazed front door leads to

ENTRANCE RECEPTION HALL: 14'2 maximum x 6'3 maximum. A generous greeting area providing a heart to the home, staircase rises to the first floor, radiator, tiled floor, uPVC double glazed window to the front, oak door leads to under stairs storage cupboard space. Oak doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM: 15'7 maximum x 12'10 maximum. A beautifully presented main reception room with large uPVC double glazed window to the front overlooking the front garden boasting as sunny south easterly aspect, period style stone fire surround and hearth with living flame gas fire, TV point. Double oak sliding doors open from the sitting room lead through to the main open plan area providing a full through-measurement of 34'6 maximum.

MAIN OPEN PLAN LIVING AREA: An L-shaped contemporary room boasting maximum measurements of 21' maximum x 18'4 maximum. This fantastic open plan living space is split into three areas.

Dining room area: 9'4 maximum x 10'1 maximum. uPVC double glazed French doors open on to the rear patio, three feature uPVC double glazed windows to the rear, exposed stone elevations, feature vaulted ceiling, wall mounted contemporary radiator, inset LED ceiling lighting.

Snug area/ breakfast area: uPVC double glazed window to the side, radiator. Double oak sliding doors lead to the sitting room.

Kitchen area: 11'8 maximum x 10'8 maximum. A range of cream Shaker-style kitchen units comprising granite worksurface and surrounds, inset ceramic one and a half sink bowl and drainer unit with mixer tap over, inset electric induction Neff hob, a range of drawers and cupboards under, integrated Neff dishwasher, a range of matching wall mounted cupboards, wall mounted stainless steel Bosch cooker hood extractor fan, ceramic floor tiles, build in Siemens stainless steel electric oven, stainless steel Neff microwave and grill above, inset ceiling lighting, uPVC double glazed window to the rear overlooks the rear garden. Glazed oak door from the kitchen area leads to the

UTILITY ROOM: 7'9 maximum x 7'5 maximum. A range of fitted cupboards, laminated worksurface, recess provides space for upright fridge freezer, retractable larder cupboard, wall mounted shelving, wall mounted cupboards, radiator. Further doors lead off the utility room to

DOWNSTAIRS WC / CLOAKROOM: 6'11 maximum x 2'10 maximum. Fitted low level

WC, circular wash basin on tiled worksurface with cupboards under, uPVC double glazed window to the rear, mirrored cabinet.

SIDE LOBBY / BOOT ROOM: 11'9 maximum x 4'3 maximum. uPVC double glazed door to the rear, uPVC double glazed windows to the side, timber effect tiled floor, light and power connected. uPVC double glazed door leads to

LAUNDRY ROOM: 10'4 maximum x 4'4 maximum. uPVC double glazed windows to the front and side, laminated worksurface, space and plumbing for washing machine and tumble dryer, inset stainless steel sink bowl and drainer unit with mixer tap over, fitted cupboards, tiled floor, light and power connected.

Oak door from the entrance hall leads to

OFFICE / OCCASIONAL GROUND FLOOR BEDROOM FOUR: 14'8 maximum x 8'4 maximum. uPVC double glazed window to the front, radiator, oak effect flooring.

Staircase rises from the entrance reception hall to the

FIRST FLOOR LANDING: 10'6 maximum x 3'6 maximum. Ceiling hatch and loft ladder to loft storage space. Oak door leads to shelved linen cupboard. Oak doors lead off the landing to the first floor rooms.

MASTER BEDROOM: 15'2 maximum x 11'10 maximum. A generous double bedroom, uPVC double glazed window to the front enjoys countryside views beyond neighbouring properties, radiator. Oak door leads to fitted wardrobe cupboard space. Oak door leads to

EN-SUITE SHOWER ROOM: 8'10 maximum x 4'7 maximum. A modern white suite comprising low level WC, wash basin in worksurface with cupboards under, glazed shower cubicle with wall mounted mains shower over, tiled walls and floor, uPVC double glazed window to the rear, chrome heated towel rail, extractor fan, wall mounted electric heater, shaver light.

BEDROOM TWO: 9' maximum x 9'10 maximum. A third double bedroom, uPVC double glazed window to the rear overlooks the rear garden, radiator.

BEDROOM THREE: 11' maximum x 12'10 maximum. A second generous double bedroom, uPVC double glazed window to the front enjoying a sunny southerly aspect and views across the rear garden, radiator.

FIRST FLOOR FAMILY BATHROOM: 8'3 maximum x 5'7 maximum. A modern white suite comprising fitted low level WC, inset wash basin into worksurface, storage

cupboards under, tiled panel bath with glazed shower screen over, wall mounted mains shower over, tiled walls and floor, uPVC double glazed window to the rear, chrome heated towel rail and radiator, mirrored bathroom cabinet, Airmaster heating and ventilation system, inset ceiling lighting.

OUTSIDE:

This fabulous property stands in a level corner plot and exceptional gardens extending to 0.12 acres approximately.

At the front of the property there is a substantial level FRONT GARDEN giving a depth of 40'7 from the pavement. Wrought iron front gate and paved pathway gives access to the front garden. Front garden is a particular show piece laid to level lawn and enclosed by mature hedges, a variety of well stocked flowerbeds and borders and enjoying a selection of mature plants and shrubs, timber decked south facing patio area, timber pergola area, a variety of raised flowerbeds and vegetable gardens. Paved pathway leads to the front door, outside security lighting, rainwater harvesting butt, power point.

Double timber gates give vehicular access from the road to a private driveway area providing off road parking for three cars. Trellis area provides space for recycling containers and wheelie bins, garden storage shed, outside tap.

Door at the side of the property leads to ATTACHED GARDEN STORE: 15'6 maximum x 5'1 maximum. Light and power connected. Door from the garden store leads to the rear of the property. Further side storage area laid to stone chippings leads to the

REAR GARDEN: 40'8 in width x 34'3 in depth. This level rear garden offers a good degree of privacy and is laid to shaped lawn, there is a paved patio seating area, a variety of well stocked flowerbeds and borders, outside lighting, outside tap, rainwater harvesting butt.

A second set of timber double gates give vehicular access to a SECOND DRIVEWAY providing off road parking for a further two to three cars. This leads to a former DETACHED GARAGE: Automatic roller garage door. This garage block is now split into three principal rooms but is easily converted back into one garage.

ROOM ONE: 8'10 maximum x 8'4 maximum. Light and power connected. Door leads to

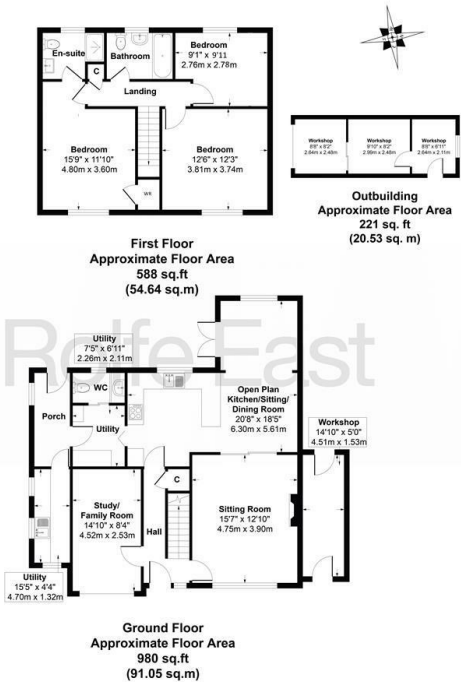
ROOM TWO / WORKSHOP: 10' maximum x 8'7 maximum. Light and power connected, ceiling hatch to rafter storage above. Door from the workshop/room two leads to

STORAGE ROOM THREE: 8'7 maximum x 7' maximum. uPVC double glazed window to the side, a range of fitted cupboards, timber effect flooring, uPVC double glazed door to the side, light and power connected, space for upright freezer.

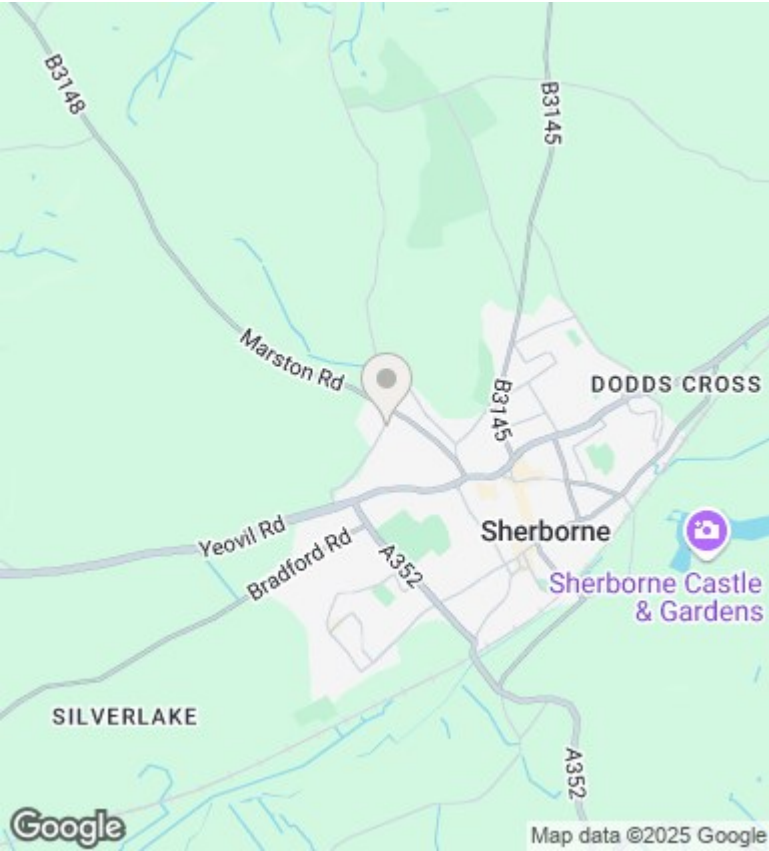




Sheeplands Lane, Sherborne, Dorset, DT9



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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		
(81-91) B	78	80
(69-80) C		
(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