

# Rolfe East



## Tinneys Lane, Sherborne, DT9 3DY

Offers Over £375,000

- DECEPTIVELY SPACIOUS (1155 SQUARE FFET) LINKED HOME - THREE DOUBLE BEDROOMS.
- VIEWS EXTEND TO SHERBORNE OLD CASTLE AND HILLS BEYOND NEIGHBOURS.
- SHORT LEVEL WALK TO SHERBORNE TOWN CENTRE AND NEARBY WAITROSE STORE.
- NO FURTHER CHAIN,
- SINGLE GARAGE AND DRIVEWAY PARKING FOR 1-2 CARS.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING, DOUBLE GLAZING AND SOLAR PANELS.
- FULLY REFURBISHED WITH NEW KITCHEN, EN-SUITE SHOWER ROOM AND MORE.
- LANDSCAPED PRIVATE REAR GARDEN WITH PLEASANT WESTERLY ASPECT.
- EXCELLENT RESIDENTIAL ADDRESS ON SOUGHT-AFTER NO-THROUGH ROAD.
- SHORT WALK TO MAINLINE RAILWAY STATION TO LONDON WATERLOO.

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# Broom Cottage, 14 Tinneys Lane, Sherborne DT9 3DY

ON THE EDGE OF FOSTERS FIELD - VERY DESIRABLE! NO FURTHER CHAIN! EXCELLENT EPC RATING BAND B! 'Broom Cottage' is a deceptively spacious (1155 square feet) linked end of terrace house offering three double bedrooms - the master double bedroom having an en-suite shower room. The property is situated in on the edge of one of the most popular addresses in Sherborne - Fosters Field. It is a short level walk to the town centre and nearby Waitrose store. The house has been the subject of much recent improvement with modern replacement kitchen, bathroom and decoration throughout. The house comes with a single garage and driveway parking for up to two cars. The rear garden has been landscaped and is beautifully presented. It is level and enjoys a good degree of privacy, a sunny westerly aspect and side access via an archway at the side. The property boasts excellent levels of natural light from a sunny east-to-west aspect and dual aspects. Some of the rooms boast excellent views to hills, countryside and Sherborne old castle beyond neighbouring properties. The house is heated by mains gas fired radiator central heating and also benefits from double glazing. It also benefits from ten privately owned solar panels which provide hot water and feed in tariff which generates approximately £600 per annum. The well laid out accommodation comprises entrance reception hall, open plan sitting room / dining room, kitchen and ground floor WC / cloakroom. 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. There are pleasant walks from nearby the front door at the Sherborne Castles and Purlieu Meadows - ideal as you do not have to put the dogs or the children in the car! This house is set in a highly sought-after residential address a short walk to the picturesque Abbey town centre of Sherborne. Please note: The upstairs of this home is partially over an archway - a flying freehold. NO CHAIN.



Council Tax Band: D



Sherborne has a historic heart and 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.

Paved pathway leads to storm porch, outside light. Multi pane glazed and panelled front door to

**ENTRANCE RECEPTION HALL:** 10'1 maximum x 6' maximum. A useful greeting area providing a heart to the home, moulded skirting boards and architraves, timber effect flooring, staircase rises to the first floor, radiator, telephone point. Panel doors lead off the entrance reception hall to the main ground floor rooms.

**LOUNGE / DINING ROOM:** 18'1 maximum x 16'4 maximum. A generous main reception room enjoying a light dual aspect with double glazed window to the front boasting an easterly aspect and uPVC double glazed double French doors opening on to the rear garden boasting a sunny westerly aspect, timber effect flooring, feature electric fire, TV point, two radiators, fireside recess shelving.

**KITCHEN:** 14'6 maximum x 10'5 maximum. A range of recently replaced contemporary kitchen units comprising oak effect laminated worksurface, decorative tiled surrounds, inset stainless steel one and a half sink bowl with drainer unit and mixer tap over, inset electric induction hob, a range of drawers and cupboards under, space and plumbing for dishwasher and washing machine, built in stainless steel eye level electric oven and grill, a range of matching wall mounted cupboards, wall mounted cooker hood extractor fan, glass splashback, wall mounted gas fired boiler, double glazed window to the rear overlooks the rear garden boasting a sunny westerly aspect, timber effect flooring, recess provides space for upright fridge

freezer, wall mounted contemporary radiator, glazed door leads to the rear garden.

Panel door from the entrance hall leads to

**GROUND FLOOR WC / CLOAKROOM:** 5'7 maximum x 2'10 maximum. Low level WC, wash basin over storage cupboard, double glazed window to the front, moulded skirting boards and architraves, radiator.

Staircase rises from the entrance hall to the **FIRST FLOOR LANDING:** Moulded skirting boards and architraves, radiator, double glazed window to the front enjoying views to countryside and Sherborne old castle beyond neighbouring properties. Panel door leads to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelving, ceiling hatch to loft storage space. Panel doors lead off the landing to the first floor rooms.

**MASTER BEDROOM:** 14'5 maximum x 9' maximum. A generous double bedroom, double glazed window to the rear overlooks the rear garden boasting a sunny westerly aspect, radiator, telephone point, double doors lead to fitted wardrobe cupboard space. Panel door leads to

**EN-SUITE SHOWER ROOM:** 8'10 maximum x 5'2 maximum. A modern white suite comprising low level WC, wash basin over storage drawers with mixer tap over, double sized glazed shower cubicle with wall mounted electric shower over, double glazed window to the front, extractor fan, radiator, shaver point.

**BEDROOM TWO:** 11'2 maximum x 8'9 maximum. A second double bedroom, double glazed window to the front enjoying views to countryside and Sherborne Old Castle beyond neighbouring properties, radiator, moulded skirting boards and architraves, double doors lead to fitted wardrobe cupboard space.

**BEDROOM THREE:** 11'1 maximum x 8'8 maximum. A third double bedroom,

multi-pane period style double glazed sash window to the front enjoys pleasant views, radiator, moulded skirting boards and architraves, telephone point.

**FAMILY BATHROOM:** 8'1 maximum x 5'10 maximum. A modern white suite comprising low level WC, pedestal wash basin, panel bath with mains shower tap arrangement over, tiling to splash prone areas, double glazed window to the rear, radiator, shaver point, extractor fan.

#### OUTSIDE:

At the front of the property is a portion of lawned garden, a variety of flowerbeds, paved pathway leads to storm porch with outside lighting.

To the right of the property, a dropped curb gives vehicular access to a private driveway providing **OFF ROAD PARKING FOR ONE TO TWO CARS** leading to

**SINGLE GARAGE:** 17'9 maximum x 8'11 maximum. Metal up and over door, rafter storage above, light and power connected.

To the left of the property there is a right of way leading to a side gate giving access to the main rear garden.

**MAIN REAR GARDEN:** 26'2 in depth x 22' in width. Boasting a westerly aspect and the afternoon sun and a very good degree of privacy. This level rear garden is enclosed by timber panel fencing. It is arranged for low maintenance purposes and laid mainly to paved patio. There are a variety of timber bordered raised flowerbeds enjoying a selection of mature plants and shrubs, retractable sun canopy, outside lighting, outside tap, area to store recycling containers and wheelie bins, timber gate to the side.







Tinneys Lane, Sherborne, Dorset, DT9



Approximate Gross Internal Floor Area 1,155 sq. ft / 107.33 sq. m

© 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. While 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

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	87
(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