

# Rolfe East



Kings Road, Sherborne, DT9 4HU

Open To Offers £775,000

- STUNNING EDWARDIAN SEMI DETACHED HOUSE WITH SIX DOUBLE BEDROOMS.
- DETACHED GARAGE AND GATED DRIVEWAY PARKING.
- ENVIABLY FREE FROM RESTRICTIONS OF GRADE II LISTING.
- SHORT WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.
- EXTENDED TO CREATE CONTEMPORARY OPEN-PLAN LIVING SPACE.
- ELEGANT CEILING HEIGHTS, FULL HEIGHT BAY WINDOW, CAST IRON LOG BURNING STOVE.
- THREE RECEPTION ROOMS (2511 square feet).
- GENEROUS REAR GARDEN.
- GAS FIRED RADIATOR CENTRAL HEATING, UNDERFLOOR HEATING AND DOUBLE GLAZING.
- TOP RESIDENTIAL ADDRESS IN SHERBORNE.

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# Westlake, 13 Kings Road, Sherborne DT9 4HU

'13 Kings Road' is a handsome, substantial (2511 sq ft), extended, six double bedroom, semi-detached house built in the Edwardian period and set in a very sought-after residential address, a short walk to Sherborne town centre and mainline railway station to London Waterloo. The property boasts a generous, private rear garden, detached garage and gated off road driveway parking for one car. There is free, unrestricted parking on the street at the side of the house. The house boasts a wealth of elegant character features from the turn of the last century including excellent ceiling heights, full height bay windows, period tiled floors, ceiling mouldings and panel doors. However, the house boasts an eclectic blend of these character features with impressive, contemporary open-plan living space. The property is enhanced by bespoke period-style double glazing, some uPVC double glazing and a mains gas fired radiator central heating system with some under floor heating. The impressive, well laid out, flexible accommodation boasts good levels of natural light from a sunny southerly aspect at the front. It comprises entrance reception hall, sitting room with cast iron log burning stove, 'wow-factor' open-plan kitchen dining room with feature vaulted ceiling, leading into snug room / third reception area, utility room and ground floor WC / cloakroom. On the first floor, there is a landing area, four generous double bedrooms enjoying nice views of the town plus a family bathroom. On the second floor, there is a landing area, two further double bedrooms, a second floor bathroom and study / cot room. The property offers scope to extend or reconfigure the current accommodation, subject to the necessary planning permission. There are countryside walks at The Quarr Nature Reserve not far from the front door of the property – ideal as you do not need to put the children or the dogs in the car! IT SIMPLY MUST BE VIEWED - BE QUICK!



Council Tax Band: E



This house is set in a highly sought-after residential address 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.

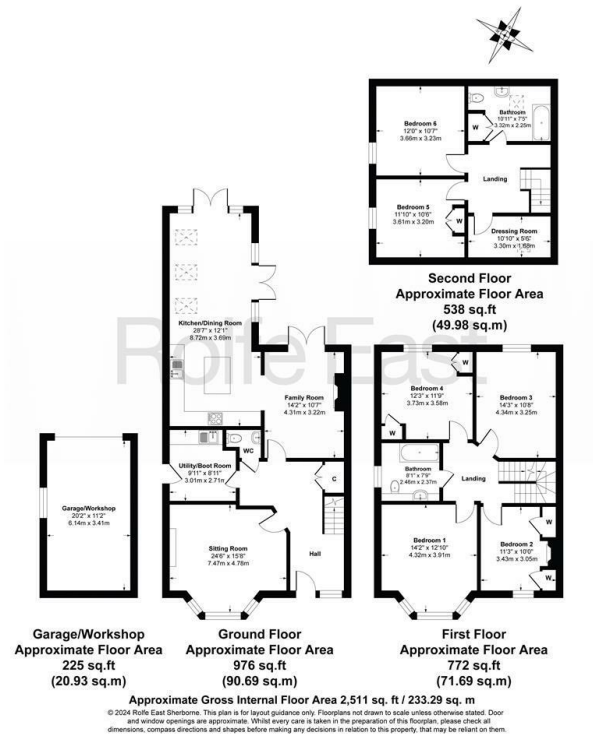
Sherborne has also recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House.







Kings Road, Sherborne, Dorset, DT9



## 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) <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		
	66	77
EU Directive 2002/91/EC		
England & Wales		