

# Rolfe East



## Longford Road, Sherborne, DT9 6QQ

Offers In Excess Of £375,000

- MATURE LINK DETACHED CHALET BUNGALOW IN TOP DORSET VILLAGE (1671 square feet).
- PRIVATE DRIVEWAY PARKING FOR 6 CARS.
- GOOD SCOPE FOR RECONFIGURATION OR EXTENSION (subject to planning permission).
- VACANT - NO FURTHER CHAIN.
- SOUTH FACING REAR GARDEN AND STUNNING COUNTRYSIDE VIEWS.
- ATTACHED ONE-AND-A-HALF SIZE GARAGE / WORKSHOP.
- COUNTRYSIDE AND VILLAGE WALKS FROM THE FRONT DOOR.
- LEVEL PLOT AND GARDENS EXTEND TO 0.14 ACRES.
- OIL FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- SHORT WALK TO PRETTY VILLAGE CENTRE, PUB, SHOP AND PRIMARY SCHOOL.

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# Vivenda Longford Road, Sherborne DT9 6QQ

VACANT. 'Vivenda' is a substantial (1671 square feet), link-detached, mature bungalow situated in a choice edge-of-village location and standing in a generous level plot and gardens extending to 0.14 acres (approximately). The rear garden is simply stunning, boasting fabulous privacy, a south-facing aspect and backing on to countryside. There is private, gated driveway parking for six cars or more including space to park a caravan or motorhome. The driveway leads to an attached one-and-a-half size garage / workshop. The main property requires some cosmetic updating. However, it boasts fantastic scope for extension and reconfiguration, subject to the necessary planning permission. It is heated by oil-fired radiator central heating and an open fireplace. It also benefits from uPVC double glazing. The highly flexible accommodation enjoys good levels of natural light from large windows and a sunny southerly aspect at the rear. It comprises entrance porch, entrance reception hall, large sitting room / dining room, conservatory, kitchen / breakfast room, side lobby with internal access to the garage, two generous ground floor double bedrooms and a ground floor shower room / WC. On the first floor, there is a large landing area offering office space, eaves storage and a master double bedroom with en-suite shower room. There are fabulous countryside walks and village walks from nearby the front door. It is also a short walk to the pretty village centre. This wonderful home is situated set-back from the road near the centre of the sought-after village of Thornford in Dorset - only a very short drive to both Sherborne and Yeovil town. Thornford village is one of the closest villages to Sherborne town. It is incredibly sought-after and properties of this nature very rarely come to the open market. Thornford offers a superb public house, primary school rated 'outstanding' by Ofsted, village store and post office, village hall, parish church and its own cricket club.



Council Tax Band: D



All of these amenities are within walking distance of the property. In addition Thornford station is situated on the Weymouth to Bristol line which includes Bath and links to the Midlands and North. The town centres of Sherborne and Yeovil are short drives away. 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 drive 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.

Pathway to front door, outside light, panelled front door leads to entrance porch.

**ENTRANCE PORCH** – 6'11 Maximum x 5'8 Maximum  
uPVC double glazed windows to the front and side, tiled floor, multi-pane glazed and panelled front door leads to entrance reception hall.

**ENTRANCE RECEPTION HALL** -12'8 Maximum x 12'5 Maximum  
A useful greeting area providing a heart to the home, staircase rises to the first floor, understairs storage recess, radiator, telephone point attachment, door leads to hall cupboard, doors lead off the entrance reception hall to the main rooms.

**SITTING ROOM / DINING ROOM** – 21'11 Maximum x 12'6 Maximum  
A generous main reception room, uPVC double glazed window to the rear overlooks the rear garden and enjoys extensive countryside views and a sunny south easterly aspect, two radiators, open fireplace with natural stone surrounds and hearth, TV point.

**CONSERVATORY** – 11'6 Maximum x 5'10 Maximum  
uPVC double glazed windows to both sides and rear. The rear enjoys view across the main garden to extensive countryside beyond, a sunny south easterly aspect, tiled floor, power point, electric heater, uPVC double glazed door to the rear.

Multi-pane glazed door from the entrance reception hall to kitchen / breakfast room.

**KITCHEN BREAKFAST ROOM** – 14'2 Maximum x 10'0 Maximum  
A range of fitted Shaker-style kitchen units comprising laminated work surface, inset stainless steel sink bowl and drainer unit, mixer tap over, tiled surrounds, a range of

drawers and cupboards under, space and plumbing for washing machine, inset electric hob with stainless steel electric oven under, a range of matching wall mounted cupboards, wall mounted cooker hood extractor fan, double glazed window to the front, tiled floor, radiator. Panelled door leads to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelving, further panelled door leads to cupboard housing oil-fired Worcester boiler, fitted shelves. Glazed door to side lobby.

**SIDE LOBBY** – 21'6 Maximum x 3'0 Maximum  
Tiled floor, door to the front and driveway, uPVC double glazed door to the rear, personal door to the garage.

Doors lead off the entrance reception hall to the ground floor bedrooms.

**BEDROOM ONE** – 15'3 Maximum x 10'11 Maximum  
A generous double bedroom, large uPVC double glazed window to the rear overlooking the rear garden enjoying extensive countryside views and a sunny south easterly aspect, radiator, double doors lead to fitted wardrobe cupboard space.

**BEDROOM TWO** – 11'2 Maximum x 10'11 Maximum  
Another double bedroom, uPVC double glazed window to the front, radiator, panelled door leads to fitted wardrobe cupboard space.

**GROUND FLOOR SHOWER ROOM / WC** – 8'1 Maximum x 5'8 Maximum  
A modern white suite comprising low level WC, wash basin in work surface with cupboards under, walk-in double size glazed shower cubicle with wall mounted mains shower over, tiled walls, wall mounted electric heater, double glazed window to the front.

Staircase rises from the entrance reception hall to the first floor landing / office area.

**FIRST FLOOR LANDING / OFFICE AREA** – 18'2 Maximum x 9'7 Maximum  
A huge landing area offering much potential, double glazed window to the side, countryside views, wall mounted electric heater. Two doors lead to eaves storage cupboard space, door from the first floor landing leads to bedroom three.

**BEDROOM THREE** – 13'1 Maximum x 11'9 Maximum  
A third generous double bedroom, uPVC double glazed window to the rear boasts



extensive countryside views and a sunny south easterly aspect, wall mounted radiator, door leads to en-suite shower room.

#### EN-SUITE SHOWER ROOM – 8'9 Maximum x 4'1 Maximum

A modern white suite comprising low level WC, pedestal wash basin, glazed shower cubicle with wall mounted electric shower over, tiling to splash prone areas, extractor fan, wall mounted electric heater, door leads to shelved linen cupboard.

#### OUTSIDE

The bungalow stands in a level, generous plot and garden extending to 0.14 acres.

At the front of the property, a timber five bar gates gives vehicular access from the road to a private driveway providing off road parking for four to five cars with scope for more, subject to the necessary planning permission. The driveway benefits from outside lighting and outside tap, driveway leads to attached garage.

#### ATTACHED GARAGE / WORKSHOP – 24'9 in depth x 9'11 in width

This one-and-a-half length garage / workshop benefits from electric light and power, window to the rear, personal door to the side lobby, automatic roller door.

There is a very pretty, generous front garden giving a good depth from the road of approximately 55'. The front garden is laid to shaped lawn and boasts a variety of well stocked flowerbeds and borders enjoying some mature plants, trees and shrubs.

Side gate gives access to paved side garden area with space to store recycling containers and wheelie bins, composters, further gate gives access to the main rear garden.

#### MAIN REAR GARDEN – 36' in depth x 55' in width

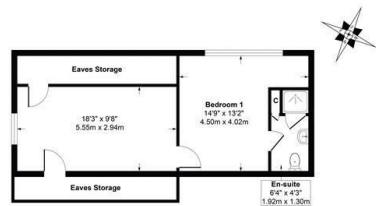
This level rear garden is laid to shaped lawn and boasts a variety of well stocked flowerbeds and borders enjoying some mature plants and shrubs, paved patio seating area enjoying a good degree of privacy and a sunny south easterly aspect plus extensive countryside views, inset ornamental fishpond, oil tank, rainwater harvesting butt, bin storage area.



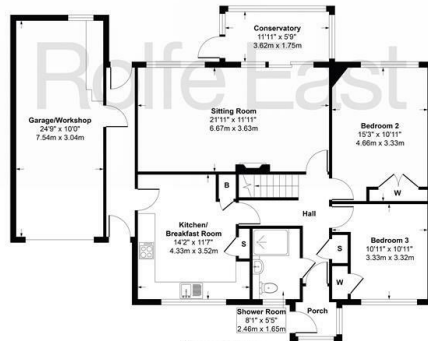




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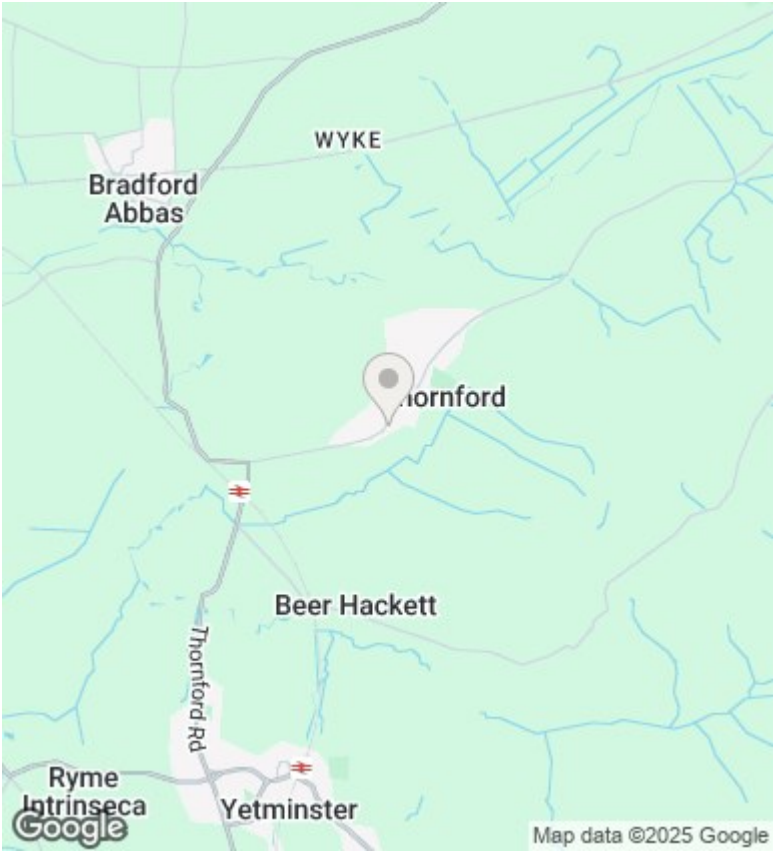


First Floor  
Approximate Floor Area  
374 sq.ft  
(34.70 sq.m)



Ground Floor  
Approximate Floor Area  
1,297 sq.ft  
(120.53 sq.m)

Approximate Gross Internal Floor Area 1,671 sq. ft / 155.23 sq. m  
© 2024 Rolfe East. 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

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