

# Rolfe East



## Shearstones, Sherborne, DT9 6NW

Offers In Excess Of £350,000

- SIMPLY STUNNING EXTENDED DETACHED BUNGALOW IN TOP DORSET VILLAGE.
- PRIVATE DRIVEWAY PARKING FOR ONE CAR AND SINGLE GARAGE.
- FAVOURED CUL-DE-SAC ADDRESS ON EDGE OF VILLAGE.
- VACANT - NO FURTHER CHAIN.
- HUGE OPEN PLAN EXTENDED KITCHEN DINING ROOM.
- OIL FIRED RADIATOR CENTRAL HEATING AND PREMIUM PERIOD STYLE DOUBLE GLAZING.
- SHORT WALK TO COUNTRYSIDE AND VILLAGE PUB, SHOP, CAFE, PRIMARY SCHOOL ETC.
- FEATURE LANDSCAPED FRONT AND REAR GARDENS - GENEROUS LEVEL PLOT.
- EXCELLENT LEVELS OF NATURAL LIGHT VIA SUNNY ASPECT AND HUGE WINDOWS.
- MUST BE VIEWED INTERNALLY TO BE FULLY APPRECIATED.

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# 17 Shearstones, Sherborne DT9 6NW

NO FURTHER CHAIN. '17 Shearstones' is a simply stunning, tastefully extended, deceptively spacious (1182 square feet), detached, mature bungalow situated in a choice residential cul-de-sac address on in an edge-of-village location – a short walk to the village pub and shop. The property boasts extensive countryside views at the rear and generous, landscaped, feature front and rear gardens. A driveway provides private off road parking for one car, with scope for more, leading to an attached single garage. It is heated by an oil-fired radiator central heating system and also benefits from uPVC double glazing. The well laid out accommodation is beautifully presented and boasts excellent levels of natural light from large, feature windows and dual aspects. It comprises generous entrance reception hall, sitting room with cast iron log burning stove, extended 'wow-factor' open plan kitchen dining room opening on to the rear garden, utility room, two generous double bedrooms and a family bathroom. There are countryside walks from nearby the front door of the property – ideal as you do not have to put the children or the dogs in the car! This superb home is set in a highly sought-after, residential cul-de-sac address on the edge of this picturesque Dorset village. The property is very close to the village amenities. Yetminster is an incredibly pretty and popular Dorset village enjoying a vibrant community. The properties in Yetminster are built almost entirely using an attractive natural stone. As well as the local store and a 16th century village pub, Yetminster possesses a variety of village amenities and services, including a GP surgery, a hairdressers, coffee shops, deli and a sports/social club with playing grounds and tennis courts. The village has a railway station linking you to the coastal town of Weymouth to central Bristol Templemeads and Gloucester. This line connects you to the station at Castle Cary where you can pick up the train to London Paddington.



Council Tax Band: D



The house is a short drive to the centre of Sherborne town with its 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' – an exclusive, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House. Yeovil town is also a short drive away and offers a wide range of excellent shopping, business and cultural facilities; there are many supermarkets, and schools from primary through to secondary and Yeovil College within easy reach. Regular bus services run within the town also serving nearby villages and neighbouring towns. A mainline railway station will be found at Yeovil Junction (making London in just over two hours), good road links to the A30, A303 and A37 are all close by. The M5 junction 25 is approximately 20 miles away and the South Coast is approximately 25 miles.

Pathway to front door, outside light. Double glazed front door leads to

**ENTRANCE RECEPTION HALL:** 15'2 maximum x 7'9 maximum. A generous greeting area providing a heart to the home, radiator, uPVC double glazed window to the front. Panel door leads to airing cupboard with slatted shelving and radiator. Doors leads off the entrance reception hall to the main ground floor rooms.

**SITTING ROOM:** 22'6 maximum x 11'11 maximum. A generous, well-presented main reception room enjoying a light dual aspect with large uPVC double glazed window to the front boasting a sunny southerly aspect, uPVC double glazed double French doors and side light open onto the rear garden enjoying extensive countryside views beyond neighbouring properties, two radiators, feature fireplace recess with cast iron log burning stove, TV point. Glazed and panel door from the sitting room leads to the

**KITCHEN / DINING ROOM:** 28'9 maximum x 9'10 maximum. A simply fantastic, extended room boasting a range of fitted Shaker-style kitchen

units comprising timber effect laminated worksurface, decorative tiled surrounds, inset ceramic one and a half sink bowl and drainer unit with mixer tap over, inset electric hob with double stainless steel electric ovens under, a range of drawers and cupboards under, integrated dishwasher, integrated under counter freezer, a range of matching wall mounted cupboards and display cabinets, wall mounted stainless steel cooker hood extractor fan, ceramic floor tiles, radiator. This room enjoys a light dual aspect with large feature uPVC double glazed window to the rear overlooking the rear garden enjoying countryside views beyond neighbouring properties, uPVC double glazed window to the side, uPVC double glazed double French doors to the side, TV point. Glazed and panel door from the kitchen/dining room leads to the

**UTILITY ROOM:** 14'9 maximum x 5'6 maximum. Laminated worksurface, drawers and cupboards under, space and plumbing for washing machine, uPVC double glazed window to the front, uPVC double glazed door and window to the rear, radiator, ceramic floor tiles, personal door to the garage, light and power connected.

Panel doors lead from the entrance reception hall to further rooms.

**BEDROOM ONE:** 10'6 maximum x 12'7 maximum. Large uPVC double glazed window to the front enjoying a sunny south westerly aspect, radiator. Door leads to shelved storage cupboard space.

**BEDROOM TWO:** 11'9 maximum x 10'11 maximum. A double bedroom, uPVC double glazed window to the rear overlooks the rear garden, radiator.

**FAMILY BATHROOM:** 8'4 maximum x 6'7 maximum. A white suite comprising low level WC, pedestal wash basin, tiled panel bath with glazed shower screen over, wall mounted mains shower over, two uPVC double glazed windows to the rear, tiled walls and floor, radiator.

**OUTSIDE:**

A dropped curb from the cul-de-sac gives vehicular access to a private

driveway laid to resin providing off road parking for one car leading to attached garage.

**ATTACHED GARAGE:** 16'10 maximum x 9' maximum. Metal up and over door, light and power connected, space for chest freezer, personal door to utility room, ceiling hatch leads to rafter storage above. Garage houses oil fired floor standing boiler.

#### **GARDENS:**

At the front of the property there is a pretty lawned garden with a variety of flowerbeds and borders enjoying a selection of mature plants and hedges. Resin pathway leads to the front door, outside light, rainwater harvesting butt. There is side access through the utility room to the main rear garden. Paved side area providing space for recycling containers and wheelie bins, outside tap, outside lighting.

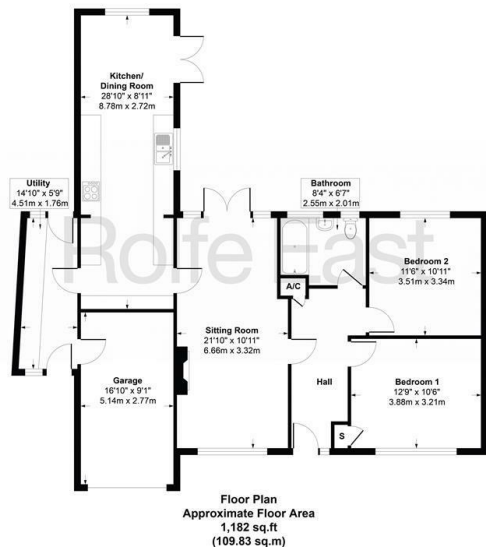
**MAIN REAR GARDEN** measures 69' in depth approximately x 45' approximately in width. This beautiful rear garden is well tended and laid mainly to well groomed lawn, boasting a variety of shaped flowerbeds and borders well stocked with mature rose bushes, plants, trees and shrubs. The rear garden is enclosed by mature hedges, timber garden shed, raised paved patio seating area with outside lighting.







Shearstones, Yetminster, Dorset, DT9



Approximate Gross Internal Floor Area 1,182 sq. ft / 109.83 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.

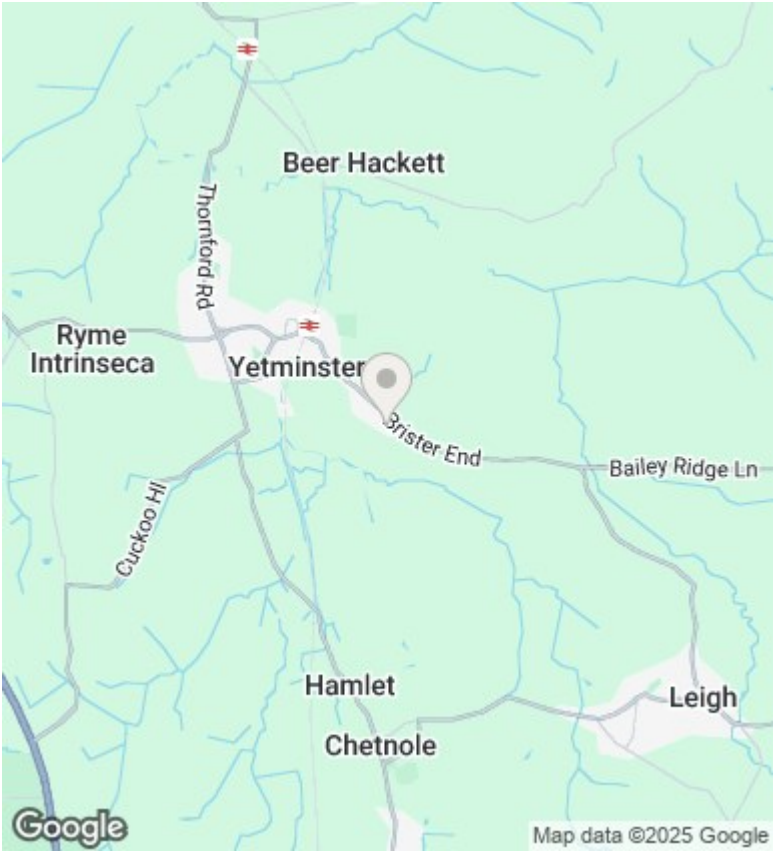
Directions

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) <b>A</b>		
(81-91) <b>B</b>		76
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		