

# Rolfe East



## Bishops Caundle, DT9 5NF

Offers In Excess Of £399,950

- LARGE 3 BEDROOM DETACHED BUNGALOW IN FAVOURABLE EDGE-OF-VILLAGE POSITION.
- LOVELY COUNTRYSIDE VIEWS AND WALKS NEARBY!
- WALKING DISTANCE TO VILLAGE PUB, SHOP, CHURCH AND PRIMARY SCHOOL.
- SHORT DRIVE TO SHERBORNE TOWN AND RAILWAY STATION TO LONDON WATERLOO.
- LARGE FRONT AND REAR GARDENS EXTENDING TO A FIFTH OF AN ACRE.
- SCOPE FOR EXTENSION (subject to planning permission).
- FLEXIBLE ACCOMMODATION ENJOYING GOOD LEVELS OF NATURAL LIGHT.
- EXTENSIVE DRIVEWAY PARKING FOR 4-5 CARS AND SINGLE GARAGE.
- OIL FIRED RADIATOR CENTRAL HEATING AND DOUBLE GLAZING.
- CONSERVATORY AND EN-SUITE SHOWER ROOM.

80 Cheap Street, Sherborne, Dorset, DT9 3BJ  
01935 814 929

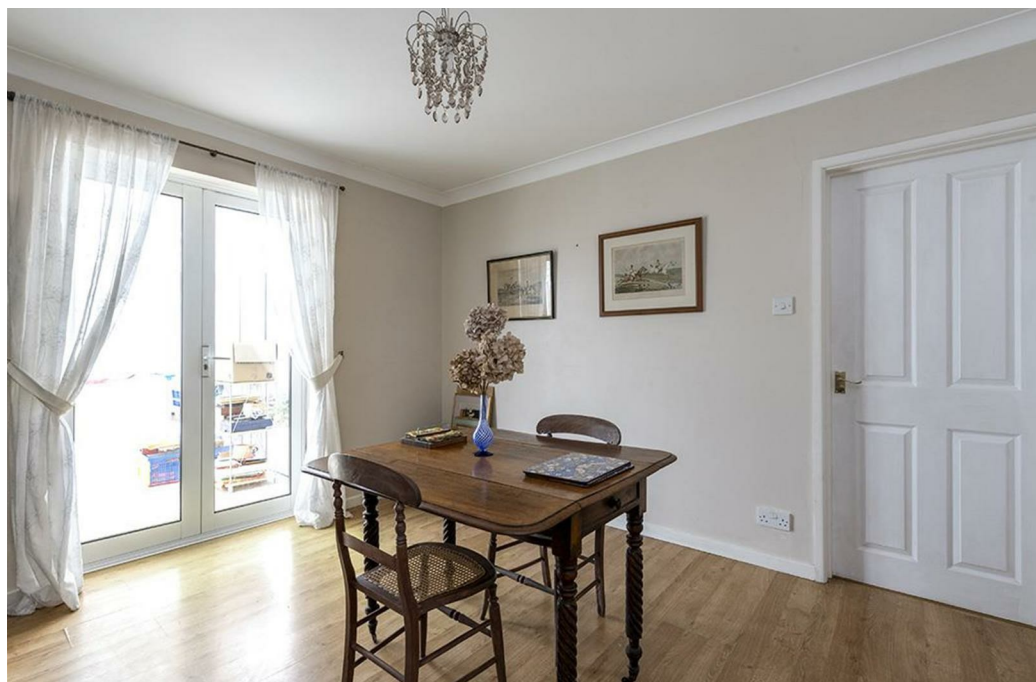
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# Leathams , Bishops Caundle DT9 5NF

'Leathams' is a spacious (1318 square feet), detached, three bedroom bungalow situated in a highly sought-after rural position within walking distance of the village centre of Bishops Caundle and only a short drive from the town centre of Sherborne and mainline railway station to London Waterloo. The property boasts a generous level plot and enclosed front, side and rear gardens extending to just under a quarter of an acre (0.20 acres approximately) with the rear backing directly on to fields, attached single garage and driveway parking for four to five cars. The property is enhanced by oil fired radiator central heating and double glazing. The spacious accommodation boasts good levels of natural light and enjoys fantastic countryside views at the front and rear. It comprises entrance porch, entrance reception hall, sitting room, dining room/bedroom three, kitchen/breakfast room, conservatory, master bedroom with en-suite shower room, second double bedroom and a family bathroom. There is also a rear lobby, freezer room, separate WC and internal access to the garage. The property offers tremendous scope for extension at the side and rear, subject to the necessary planning permission. It is located on the edge of the popular Dorset village of Bishops Caundle. There are fabulous countryside walks from nearby the front door. Bishops Caundle is a popular, small village on an elevated ridge overlooking Blackmore Vale countryside. There is the historic village church and the popular White Hart public house. A short walk away is a village shop and post office, primary school, village hall and garage with shop. The town centre of Sherborne is a short drive 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.



Council Tax Band: D





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. It is also a short drive to the mainline railway station to London Waterloo.

Path to the front of the property, outside light, storm porch. uPVC double glazed front door to entrance vestibule, tiled floor. Glazed door and side light leads to the

**ENTRANCE RECEPTION HALL:** 13'5 maximum x 6'5 maximum. A useful greeting area providing a heart to the home, radiator, timber effect flooring, ceiling hatch and ladder to loft space, panel door leads to shelved linen cupboard with radiator. Panel doors lead off the entrance reception hall to the main rooms.

**SITTING ROOM:** 17'10 maximum x 12' maximum. A well proportioned main reception room enjoying a light dual aspect with large uPVC double glazed windows to the front and side, the front enjoys views across the front garden, countryside views and a sunny easterly aspect, the window to the side enjoys a sunny southerly aspect, stone fireplace and hearth with electric fire, fireside recess shelving and fitted cupboards, radiator, TV point, telephone point.

**KITCHEN BREAKFAST ROOM:** 12'8 maximum x 11'4 maximum. A range of oak panelled kitchen units comprising granite effect laminated worksurface, tiled surrounds, inset stainless steel sink bowl and drainer unit with mixer tap over, fitted Smeg stainless steel range-style oven with five burner electric hob, a range of drawers and cupboards under, space and plumbing for dishwasher, integrated washing machine, a range of matching wall mounted cupboards with under unit lighting, wall mounted cooker hood extractor fan, ceramic floor tiles with electric underfloor heating, radiator, uPVC double glazed window to the front boasting an easterly aspect and fantastic countryside views. Glazed door to the

**SIDE LOBBY:** 8'2 maximum x 3'5 maximum. Ceramic floor tiles, radiator,

uPVC glazed door to the rear, personal door to the attached garage. Door to

**FREEZER ROOM:** 5'3 maximum x 4'7 maximum. Window to the side, tiled floor, space for upright fridge freezer, light and power connected.

Door from the side lobby leads to

**WC / CLOAKROOM:** 5' maximum x 2'11 maximum. Window to the side, low level WC, tiled floor.

Further panelled doors from the entrance hall leads to further rooms.

**BEDROOM THREE:** 11' maximum x 9'7 maximum. A double bedroom, uPVC double glazed window to the rear enjoys countryside views and views across the rear garden, extensive fitted wardrobe cupboard space, radiator, TV point.

**BEDROOM TWO / DINING ROOM:** 11'11 maximum x 10'11 maximum. A second double bedroom, radiator, oak effect laminate flooring. Double glazed double French doors lead to the

**CONSERVATORY:** 12'2 maximum x 8'3 maximum. Sliding patio doors to the side, views across the garden, ceramic floor tiles, electric light connected.

Panel door from bedroom two/dining room leads to

**MASTER BEDROOM:** 17'6 maximum x 10'9 maximum. A generous double bedroom enjoying a light triple aspect with uPVC double glazed windows to the front, side and rear, rear enjoying views across the rear garden to fields beyond, radiator. Panel door from the master bedroom leads to

**EN-SUITE SHOWER ROOM:** 7'6 maximum x 6'10 maximum. A white suite comprising low level WC, wall mounted wash basin, glazed shower cubicle with wall mounted mains shower over, tiling to splash prone areas, ceramic floor tiles, radiator, uPVC double glazed window to the rear, extractor fan.

## OUTSIDE:

'Leathams' occupies a generous level plot and feature gardens extending to a fifth of an acre (0.20 acres approximately). The property enjoys glorious countryside views at the front and the rear. Timber double gates give vehicular access to a private driveway providing off road parking for 5-6 cars, with scope for more (subject to the necessary planning permission), outside lighting, rainwater harvesting butt. Driveway leads to an

**ATTACHED SINGLE GARAGE:** 16'2 in depth x 8'11 in width. Up and over garage door, light and power connected, floor standing oil-fired Grant boiler, window to the side, personal door to the rear lobby.

There are various portions of front garden laid to lawn giving a good depth from the road of approximately 38'. The front garden boasts an easterly aspect and a glorious rural backdrop with extensive countryside views, it is enclosed by mature hedging and natural stone walls, a variety of flowerbeds and borders.

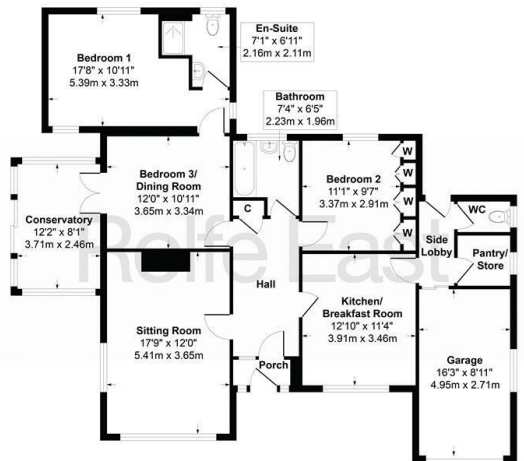
Lawned garden on both sides of the property continue to the rear. On the south side of the property there is a paved patio seating area, outside light, outside tap, timber garden shed. There is access to the main rear garden on both sides of the property. The rear garden is laid to lawn and enclosed by attractive natural stone walls. It backs onto fields and boasts glorious countryside views. There are a variety of well stocked flowerbeds and borders enjoying a selection of mature trees, plants and shrubs, raised timber bordered vegetable gardens, paved patio seating area, outside lighting, area to store recycling containers and wheelie bins, outside tap.







Bishops Caundle, Sherborne, Dorset DT9



Floor Plan  
Approximate Floor Area  
1,318 sq.ft  
(122.50 sq.m)

Approximate Gross Internal Floor Area 1,318 sq. ft / 122.50 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		
(69-80) C		74
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC