

# Rolfe East



## Fosters Hill, Sherborne, DT9 5LQ

Guide Price £325,000

- SUBSTANTIAL DETACHED DOUBLE FRONTED HOUSE.
- SCOPE FOR LARGE EXTENSION AND GARAGE (subject to necessary planning permission).
- SHORT WALK TO VILLAGE AND COUNTRYSIDE FROM FRONT DOOR.
- PERFECT FOR DEVELOPERS OR THOSE LOOKING TO ADD VALUE TO A HOME.
- LARGE LEVEL PLOT AND GARDENS EXTENDING TO A QUARTER OF AN ACRE.
- SOLID FUEL RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- SHORT DRIVE TO VILLAGE SHOP AND PUBS.
- PLANNING PERMISSION IN PRINCIPLE PASSED FOR A DETACHED DWELLING IN GROUNDS.
- MAIN HOUSE REQUIRES UPDATING.
- SHORT DRIVE TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.

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# 3 Fosters Hill, Sherborne DT9 5LQ

WITH ATTACHED BUILDING PLOT WITH PLANNING PERMISSION IN PRINCIPLE! '3 Fosters Hill' is a substantial (979 square feet), mature, detached, double-fronted house situated in a large, level plot and grounds extending to quarter of an acre (0.24 acres approximately) in a choice village location a short drive to Sherborne town. This property boasts gardens at the front, side and rear plus driveway parking for two or more cars, with scope for more. This home requires some updating throughout but does benefit from an open fireplace, a cast iron solid fuel burner powering two radiators and uPVC double glazing. The front of the house boasts a sunny south-facing aspect. The spacious accommodation comprises entrance hall, sitting room, open plan kitchen dining room, utility room, store room / office and ground floor WC / Cloakroom. On the first floor, there is a landing area, three generous bedrooms and a family bathroom. The property has recently has planning permission in principle granted for a single detached dwelling in the grounds. If this is not what you are looking for then the property offers scope and space for substantial extension plus the addition of garage and more driveway parking (subject to the necessary planning permission). There are countryside and village dog walks from the front door - ideal as you do not need to put the children or the dogs in the car! The are country pubs and village shops a short drive away. Holwell is a popular village with an active village hall and nursery school. Nearby Bishops Caundle village (2 miles) has a village shop, primary school, garage and public house. It is a short drive to the historic, Abbey town of Sherborne. Sherborne boasts a superb boutique high street with coffee shops, restaurants, Waitrose store and independent shops plus the breathtaking Abbey, Almshouses and Sherborne's world famous private schools. It is also a short drive to the railway station making London Waterloo directly in just over two hours,



Council Tax Band: C



Pathway to storm porch. Double glazed and panel front door to entrance hall. Staircase rises to the first floor, window to the front, telephone point, area to hang coats. Panel doors lead off the entrance hall to the main ground floor rooms.

**SITTING ROOM:** 16'4 maximum x 11'7 maximum. A generous room enjoying a light dual aspect with uPVC double glazed windows to the front and side, tiled open fireplace and hearth, front window boasts a sunny southerly aspect.

**KITCHEN / DINING ROOM:** 11'8 maximum x 10'10 maximum. Enjoying a light dual aspect with uPVC double glazed windows to the front and side, front window boasts a sunny southerly aspect, a range of fitted kitchen units comprising stainless steel sink bowl and drainer unit, drawers and cupboards under, space for range style oven, fitted dresser unit, cast iron solid fuel burning stove. Panel door to shelved larder cupboard. Further panel door from the kitchen/dining room leads to the

**UTILITY ROOM:** 12' maximum x 8'3 maximum. Ceramic Belfast sink, space and plumbing for washing machine, uPVC double glazed window to the rear, double glazed door to the rear, space for upright fridge freezer. Panel doors lead from the utility room to further rooms.

**CLOAKROOM / WC:** 5'6 maximum x 2'7 maximum. Fitted high level flushing WC, internal window.

**STORE ROOM:** 10'4 maximum x 7'6 maximum. uPVC double glazed windows to both sides.

Staircase rises from the entrance hall to the first floor, sisal flooring.

**FIRST FLOOR LANDING:** Two uPVC double glazed windows to the rear, ceiling hatch to loft void. Panel door leads to landing cupboard. Double doors lead off the landing to the first floor rooms.

**BEDROOM ONE:** 13'1 maximum x 9'8 maximum. A generous double bedroom, uPVC double glazed window to the side, radiator, exposed floorboards. Panel door leads to fitted wardrobe cupboard space, further panel door to shelved cupboard.

**BEDROOM TWO:** 10'8 maximum x 8'11 maximum. A second double bedroom, uPVC double glazed window to the side, exposed floorboards. Panel door leads to fitted wardrobe cupboard space. Further panel door to shelved cupboard, ceiling hatch to loft void.

**BEDROOM THREE:** 9'2 maximum x 7' maximum. uPVC double glazed window to the side, exposed pine floorboards.

**FIRST FLOOR FAMILY BATHROOM:** 6'9 maximum x 7'7 maximum. A white suite comprising low level WC, wall mounted wash basin, tiled splashback, panelled bath with tiled surrounds, uPVC double glazed window to the side, radiator. Panel door leads to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelving.

#### **OUTSIDE:**

This property stands in a generous level plot of approximately a quarter of an acre. At the front of the property there is a large portion of lawned garden giving a good depth from the lane. The



front garden is enclosed by timber panel fencing and mature hedges.

A driveway entrance gives vehicular access to a driveway parking area providing off road parking for several vehicles.

Pathways on both sides of the property give access to the rear garden. The rear garden is laid to lawn and enclosed by mature trees and hedges. There is a side area with outside tap and LPG canisters.

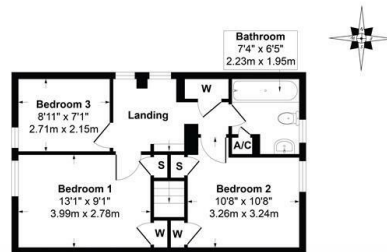
ESTATE AGENTS NOTE: This property has planning permission in principle to build a separate dwelling on the land. Please refer to the selling agent for more details.







Fosters Hill, Holwell, Dorset, DT9



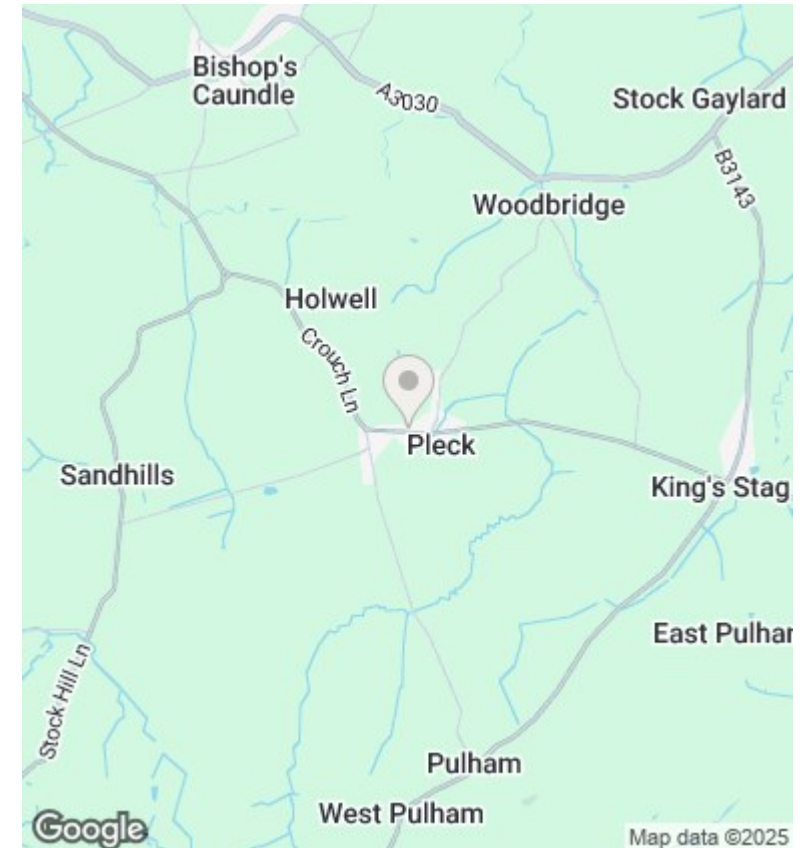
First Floor  
Approximate Floor Area  
448 sq.ft  
(41.64 sq.m)



Ground Floor  
Approximate Floor Area  
531 sq.ft  
(49.31 sq.m)

Approximate Gross Internal Floor Area 979 sq. ft / 90.95 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

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D		
(39-54) E	35	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC