

Rolfe East



Clearbrook close, Sherborne, DT9 4FZ

Guide Price £895,000

- STUNNING PERIOD-STYLE DOUBLE FRONTED NATURAL STONE DETACHED HOUSE.
- IDEAL FOR ANNEX, WORK-FROM-HOME SPACE OR MULTI GENERATIONAL LIVING.
- DRIVEWAY PARKING FOR 4-6 CARS.
- 5-6 DOUBLE BEDROOMS, FOUR BATHROOMS (2735 square feet).
- SUPERB LEVEL GARDENS AT THE FRONT, SIDE AND REAR WITH GOOD PRIVACY.
- PERIOD-STYLE uPVC DOUBLE GLAZED SASH WINDOWS.
- LARGE DOUBLE GARAGE WITH STUDIO / DOUBLE BEDROOM 6 ABOVE WITH EN-SUITE.
- EXCELLENT NATURAL LIGHT FROM SUNNY EAST-TO-WEST ASPECT.
- MAINS GAS FIRED UNDER FLOOR HEATING AND THREE PHASE ELECTRICAL CONNECTION.
- SHORT WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.

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5 Clearbrook close, Sherborne DT9 4FZ

'5 Clearbrook Close' is a simply stunning natural stone, modern, detached, double fronted, period-style, 5-6 bedroom house (2735 square feet) situated in an exclusive 'tucked away' residential address a short walk from the centre of Sherborne town and the mainline railway station to London Waterloo. It comes with superb, level, landscaped gardens at the front, side and rear, the rear offering a good degree of privacy and a sunny easterly aspect. This handsome property comes with private driveway parking at the side of the house providing space for up to six cars and leading to a double garage. The main house is heated by a mains gas fired central heating system powering under floor heating on the ground floor and radiators on the first floor. The house also benefits from three phase electrical connection, period-style, uPVC double glazing and attractive multi pane sash windows. The well-arranged accommodation has been finished and styled to an impeccable standard throughout boasting excellent ceiling heights, period style mouldings and excellent levels of natural light from a sunny west to east aspect with dual and triple aspects. It comprises large entrance reception hall, sitting room with period style fireplace and cast iron log burning stove, impressive open-plan kitchen dining room, utility room and ground floor WC / cloakroom. On the first floor there is a large landing area with scope for study area, master suite consisting of private entrance hall, generous double bedroom, en-suite shower room and dressing room, two further generous double bedrooms on the first floor and a family bathroom. On the second floor there is another landing, two further generous double bedrooms and a second floor shower room / WC. There is another double bedroom / studio room above the garage with en-suite shower room / WC. It is beautifully presented throughout with attractive stone tiled floors, oak and glass balustrades and much more. THIS SUPERB HOME MUST BE VIEWED,



Council Tax Band: F



Countryside walks are a short walk away at the nearby Quarr Nature Reserve – ideal as you do not need to put the children or the dogs in the car! The town centre of Sherborne is a short walk 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 walk 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.

Stone steps and pathway lead to storm porch, outside lighting. Panelled front door leads to

ENTRANCE RECEPTION HALL: 17'11 maximum x 6'7 maximum. A useful greeting area providing a heart to the home, oak staircase with glass balustrades rises to the first floor, door leads to understairs storage cupboard space, natural stone period style floor tiles, period style moulded skirting boards and architraves. Oak internal doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM: 19'7 maximum x 13'2 maximum. A beautifully proportioned main reception room enjoying a light dual aspect with uPVC double glazed period style sash window to the front boasting a westerly aspect and the afternoon sun, double glazed double French doors open onto the rear garden boasting an easterly aspect, period style moulded skirting boards and architraves, TV point, telephone point, period style natural stone feature fire surround with cast iron log burning stove, hearth.

OPEN PLAN KITCHEN DINING ROOM: 24'3 maximum x 12'2 maximum. A superb open plan living space enjoying a light triple aspect with two uPVC double glazed period style sash windows to the rear overlooking the rear garden, uPVC double glazed window to the side, uPVC double glazed double French doors open onto the rear patio, period style natural stone flooring, period style moulded skirting boards and architraves, inset feature ceiling lighting. An extensive range of Shaker style kitchen units comprising quartz worksurface and surrounds, inset stainless steel one and a half sink bowl with mixer tap over, instant hot water tap, inset Siemens induction five burner hob, a range of drawers and cupboards under, integrated Siemens dishwasher, integrated recycling containers, pan drawers, integrated carousel units, retractable larder cupboard, integrated fridge and freezer, built in eye level Siemens electric double oven and grill, a range of matching wall mounted cupboards with under unit lighting, wall mounted cooker hood extractor fan, island unit with quartz worksurface, pan drawers and storage shelves under, breakfast bar. Oak internal door from kitchen/dining room leads to the

UTILITY ROOM: 7' maximum x 8'5 maximum. A range of Shaker style units comprising solid quartz worksurface and surrounds, inset stainless steel sink bowl with mixer tap over, a range of cupboards under, space and plumbing for washing machine and tumble dryer, matching wall mounted cupboards, fitted broom cupboard, natural stone period style flooring, period style moulded skirting boards and architraves, uPVC double glazed sash window to the front, extractor fan. Oak door leads from the utility room to

CLOAKROOM / WC: 5'8 maximum x 3'5 maximum. Fitted low level WC, ceramic wash basin with mixer tap over storage drawers, tiles splashback, uPVC double glazed window to the side, period style natural stone tiled flooring, extractor fan.

Oak staircase with glass balustrades rises from the entrance hall to the

FIRST FLOOR LANDING: 12'4 maximum x 6'7 maximum. A large first floor landing area with area that could be used as a small study, uPVC double glazed period sash window to the front, radiator, period style moulded skirting boards and architraves. Internal oak doors lead off the landing to the first floor rooms.

MASTER SUITE: 23'2 maximum x 12'2 maximum. A generous double bedroom area, two uPVC double glazed period style sash windows to the rear, radiator, period style moulded skirting boards and architraves, TV point. Entrance to

DRESSING ROOM: 9'2 maximum x 4'7 maximum. uPVC double glazed window to the side. Oak door leads from the master bedroom to the

EN-SUITE SHOWER ROOM: 8'8 maximum x 5'11 maximum. A modern white suite comprising low level WC, wash basin over storage drawers, walk in double sized shower cubicle with wall mounted mains shower over, tiled walls and floor, extractor fan, uPVC double glazed window to the side, chrome heated towel rail, illuminated demister mirror with shaver point.

BEDROOM TWO: 13'2 maximum x 10'5 maximum. A generous second double bedroom, two uPVC double glazed period style sash windows to the rear, radiator, period style moulded skirting boards and architraves, TV point.

BEDROOM THREE: 13'2 maximum x 8'9 maximum. A third double bedroom currently used as an office, uPVC double glazed period sash window to the front, period style moulded skirting boards and architraves, TV point, radiator.

FIRST FLOOR FAMILY BATHROOM: 12' maximum x 7'2 maximum. A luxury white suite comprising low level WC, his-and-hers ceramic wash basin with mixer taps over storage drawers, free standing bath with chrome tap stand, walk-in double sized shower cubicle with wall mounted mains shower over, tiled walls, ceramic tiled floor, chrome heated towel rail, uPVC double glazed period sash window to the front, illuminated wall mirror, extractor fan, chrome heated towel rail.

Staircase rises from the first floor landing to the

SECOND FLOOR LANDING: uPVC double glazed period style sash stairwell window to the rear, oak and glass balustrade, double glazed Velux ceiling window to the rear, period style moulded skirting boards and architraves. Oak doors lead off the landing to the second floor rooms.

BEDROOM FOUR: 12' maximum x 14'8 maximum. Another double bedroom, double glazed period style window to the front, radiator, period style moulded skirting boards and architraves, TV point.

BEDROOM FIVE: 12'3 maximum x 14'8 maximum. A fifth double bedroom, double glazed period style uPVC windows to the front, radiator, period moulded skirting boards and architraves, TV point.

SECOND FLOOR SHOWER ROOM / WC: 7'8 maximum x 4'11 maximum. A modern white suite comprising low level WC, ceramic wash basin over storage drawers, mixer tap over, glazed corner shower cubicle with wall mounted mains power shower over, chrome heated towel rail, shaver point, tiled walls and floor, double glazed Velux ceiling window to the front extractor fan.

OUTSIDE:

At the front of the property there is a portion of front garden enclosed by attractive natural stone walls. This garden is laid to a substantial flowerbed enjoying a vast selection of mature plants, trees and shrubs. Stone steps lead to storm porch with outside lighting.

At the side of the property there is private driveway parking providing off road parking for four to five cars, security lighting. Driveway leads to

DOUBLE GARAGE: 19'1 in depth x 20'5 in width. Light and power connected, two automatic roller garage doors, personal door to the side, electric car charging point.

Door to the side of the double garage and personal door from the inside of the garage lead to a ground floor hallway with electric heating, understairs storage space, oak staircase rises to the first floor. Oak door leads to

STUDIO ROOM / BEDROOM SIX: 13'8 maximum x 12'2 maximum. Another generous double bedroom / studio room enjoying a light dual aspect with double glazed Velux ceiling windows at the front and rear, moulded skirting boards and architraves, light and power connected, doors lead to eaves storage cupboard space, wall mounted electric heater. Oak door leads to

EN-SUITE SHOWER ROOM: 7'9 maximum x 5'10 maximum. A modern white suite comprising low level WC, wash basin over storage drawer, double sized glazed shower cubicle with wall mounted mains shower over, chrome heated towel rail, illuminated di-mister bathroom mirror, extractor fan, double glazed Velux ceiling window to the front.

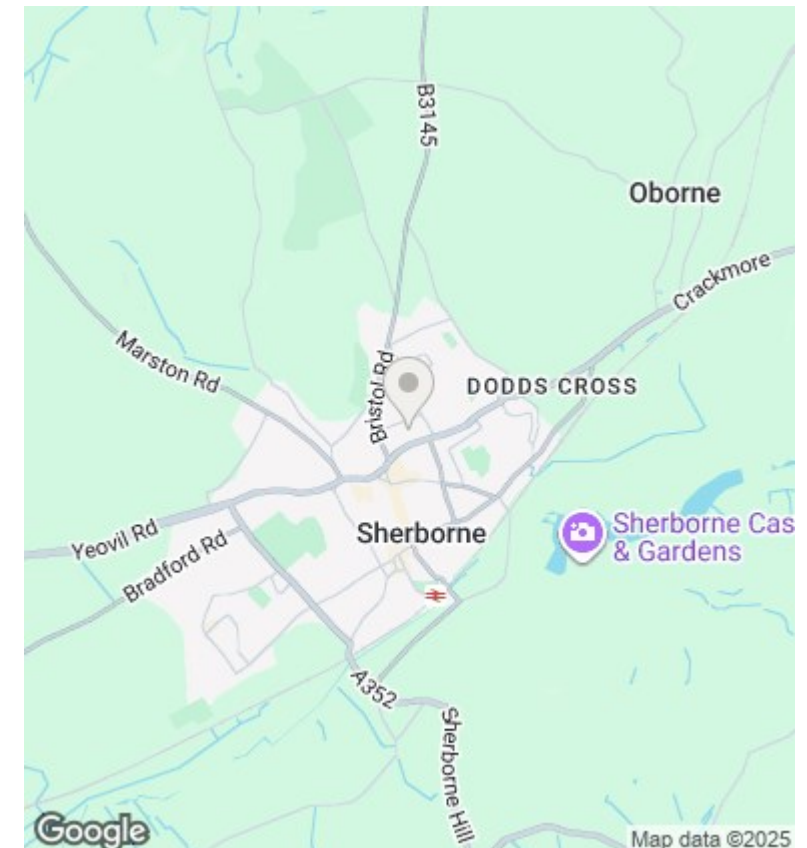
Side door from the driveway area leads to the

MAIN REAR GARDEN: 32' in depth x 54' in width. This level rear garden enjoys a good degree of privacy and boasts a sunny easterly aspect and southerly aspect. There is a large stone paved patio seating area with outside lighting, rainwater harvesting butt, outside tap. There is an area of level lawn enclosed by attractive natural stone walls. Rear garden is enclosed by timber panel fencing and attractive natural stone walls. Door leads to

ATTACHED GARDEN STORE: 5'3 maximum x 6'10 maximum. Light and power connected. The rear garden leads to the northern side of the property where there is a further portion of side garden measuring 33'8 in depth x 15'3 in width. Enclosed by natural stone walls. A variety of well stocked flowerbeds and borders, some mature trees and shrubs, timber trellis arch gives access to the front garden.







Directions

Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		