

# Rolfe East



## Longburton, DT9 5NZ

Guide Price £499,950

- SUBSTANTIAL MATURE DETACHED HOUSE (2371 SQUARE FEET).
- GROUND SOURCED HEAT PUMP RADIATOR CENTRAL HEATING PLUS SOLID FUEL SYSTEM.
- HUGE CONSERVATORY.
- WALKING DISTANCE TO NEARBY VILLAGE PUB AND COUNTRYSIDE.
- TUCKED AWAY LOCATION IN APPROXIMATELY A THIRD OF AN ACRE OF GROUNDS.
- HUGE SCOPE FOR EXTENSION AND LOFT CONVERSION (subject to planning permission).
- THREE FIRST FLOOR DOUBLE BEDROOMS, GROUND FLOOR DOUBLE BEDROOM 4 / OFFICE.
- DOUBLE GARAGE AND DRIVEWAY PARKING.
- FLEXIBLE ACCOMMODATION WITH TWO RECEPTION ROOMS, TWO OFFICES.
- SHORT DRIVE TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.

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# Silver Birches , Longburton DT9 5NZ

'Silver-Birches' is a substantial, mature, extended, detached house (2371 square feet) situated in highly sought after 'tucked away' residential address with a generous level plot and large, lawned gardens extending to a third of an acre (0.33 acres approximately). The house comes with a private driveway providing off road parking for one car leading to a double garage. It is a very short walk to the pretty village centre and excellent village pub. It is heated by a ground sourced heat pump radiator central heating system, Parkray solid fuel heating system and benefits from uPVC double glazing. The well-arranged, flexible accommodation is well laid out and comprises entrance reception hall, sitting room, open-plan kitchen / family room, huge garden room / dining room, two study rooms (formerly one second reception room or occasional ground floor bedroom four), utility room and ground floor WC / cloakroom (formerly incorporating a shower). On the first floor there is a landing area, three generous double bedrooms and a family bathroom. It is well presented throughout. Countryside walks are a very short walk away – ideal as you do not need to put the children or the dogs in the car! The house offers scope for extension and loft conversion (with window already in loft), subject to the necessary planning permission. It is a very short walk to the village centre, church and public house. The historic 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. 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.



Council Tax Band: E



Pathway leads to front door. Glazed and panel front door leads to

**ENTRANCE RECEPTION HALL:** 6'6 maximum x 15'4 maximum. A useful greeting area providing a heart to the home, timber staircase rises to the first floor, entrance to understairs storage cupboard space, radiator, oak herringbone parquet flooring, two uPVC double glazed windows to the front, telephone point, radiator, second glazed door to the front. Doors lead off the entrance reception hall to the main ground floor rooms.

**SITTING ROOM:** 13'8 maximum x 12'1 maximum. uPVC double glazed window to the conservatory, fireplace with solid fuel burning stove, tiled hearth, fireplace recess shelving, solid oak herringbone parquet flooring, radiator. Door leads from the sitting room to

**OFFICE:** 15'4 maximum x 4'7 maximum. Entrance from the office leads to second office/occasional ground floor bedroom providing a full through measurement of 12'10 maximum.

**OCCASIONAL GROUND FLOOR DOUBLE BEDROOM FOUR / SECOND OFFICE:** 8' maximum x 15' maximum. A ground floor double bedroom, window to the rear with secondary double glazing, two radiators, fitted wardrobe cupboard space, ceiling hatch to storage space.

**OPEN-PLAN KITCHEN DINING ROOM:** 20'9 maximum x 15'4 maximum. An impressive open-plan contemporary living space enjoying a light triple aspect with two uPVC double glazed windows to the side, window to the front and windows to the conservatory, a range of contemporary fitted kitchen units comprising work surface, inset one and a half sink bowl and drainer unit, mixer tap over, tiled surrounds, a range of drawers and cupboards under, space and plumbing for dishwasher, integrated wine rack, space for range style oven, a range of matching wall mounted cupboards, timber effect flooring, recess provides space for upright fridge freezer. Glazed double doors give access to the conservatory providing a full through measurement of 33'11 maximum.

**GARDEN ROOM / OPEN-PLAN DINING ROOM:** 25'3 maximum x 13' maximum. A simply huge open-plan living space, uPVC double glazed windows to both sides and rear, uPVC double glazed double French doors to the rear, oak flooring, two period style radiators, solid roof with skylight windows.

Door from the entrance reception hall leads to

**GROUND FLOOR WC / CLOAKROOM:** 8'1 maximum x 6'10 maximum. Fitted low level WC, inset wash basin over storage cupboards, wall mounted cupboards, radiator, uPVC double glazed window to the side, chrome heated towel rail. This room has potential to convert to a shower room, subject to the necessary permission.

Timber staircase rises from the entrance reception room to the first floor landing, ceiling hatch to loft space.

Door leads to airing cupboard housing hot water cylinder and immersion heater, slatted shelving. Doors lead off the landing to the first floor rooms.

**BEDROOM ONE:** 13'8 maximum x 13'2 maximum. A generous double bedroom, uPVC double glazed window to the rear overlooks the rear garden and woodland, radiator, extensive fitted wardrobe cupboard space.

**BEDROOM TWO:** 13'1 maximum x 11'2 maximum. A second generous double bedroom, uPVC double glazed window to the rear overlooks woodland, radiator, built in wardrobe cupboard space.

**BEDROOM THREE:** 8'1 maximum x 9'3 maximum. A generous third bedroom, uPVC double glazed window to the side enjoying views across the village and countryside beyond, radiator, fitted wardrobe cupboard space and desk.

**FAMILY BATHROOM:** 8'2 maximum x 6'1 maximum. A modern white suite comprising low level WC, wash basin over storage drawers, free standing bath with chrome tap stand, uPVC double glazed window to the side, tiling



to splash prone areas, radiator, shaver light and point.

#### OUTSIDE:

This property stands in an impressive level plot and gardens extending to a third of an acre (0.33 acres approximately). A long front pathway leads to the front door, outside lighting, under cover porch area with outside tap. Door leads to

**ATTACHED LAUNDRY ROOM:** 11'5 maximum x 5'9 maximum. Window to the front, space for tumble dryer and washing machine, space for upright fridge freezer, ground source heat pump unit, light and power connected.

**MAIN GARDEN:** The main garden is situated on the western side of the property and is level. It is laid mainly to lawn, enclosed by mature trees, hedges. There is a paved patio seating area, a variety of well stocked flowerbeds and borders enjoying some mature trees, plants and shrubs. The impressive gardens wrap around the entire property. At the rear there is a paved patio area and brick built BBQ. The rear garden boasts a west facing aspect. Detached timber garden store. Steps lead down to parking and garage area.

The property comes with driveway parking leading to a

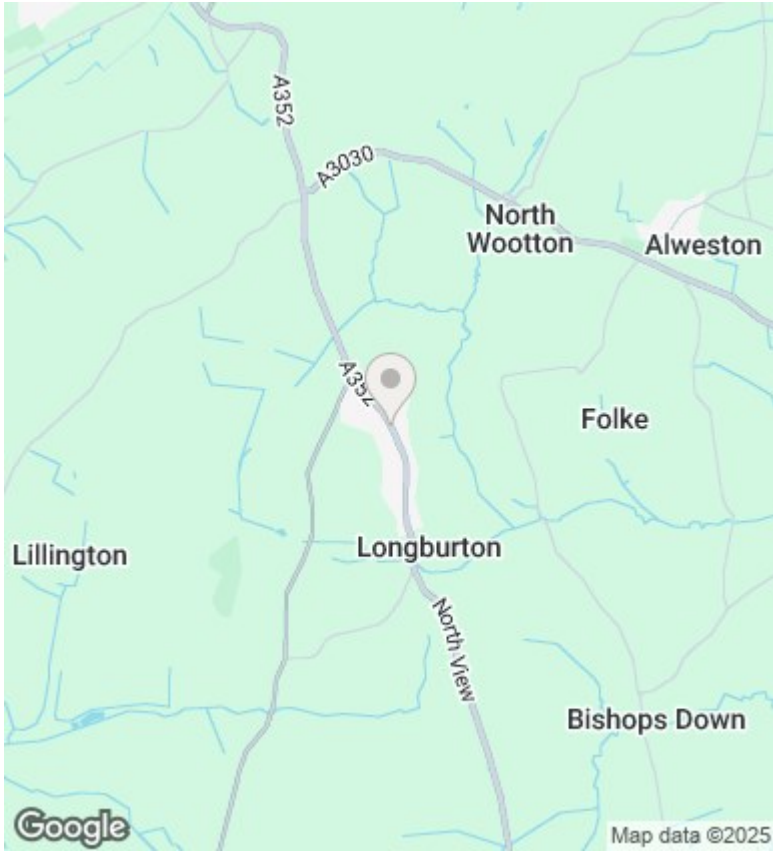
**DOUBLE GARAGE:** 20'1 in depth x 20'4 in width. Two metal up and over garage doors, light and power connected, personal door to the side, rafter storage above.







Longburton, Dorset, DT9



Directions

Viewings

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

Council Tax Band

E

