

Rolfe East



Cedar Park, Sherborne, DT9 4FT

Guide Price £225,000

- RARE STUNNING MODERN GROUND FLOOR GARDEN FLAT.
- ALLOCATED PARKING SPACE IN SECURE GATED RESIDENTS PARKING AREA.
- EXCELLENT FLOW OF NATURAL LIGHT.
- SHORT WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.
- TWO DOUBLE BEDROOMS.
- TASTEFUL CONTEMPORARY KITCHEN AND BATHROOM.
- ELECTRIC HEATING AND DOUBLE GLAZING.
- LARGE PRIVATE LEVEL REAR GARDEN WITH SUNNY SOUTH FACING ASPECT.
- SOCIALBLE OPEN PLAN LIVING SPACE.
- SHORT WALK TO NEARBY COUNTRYSIDE AND SHERBORNE CASTLES.

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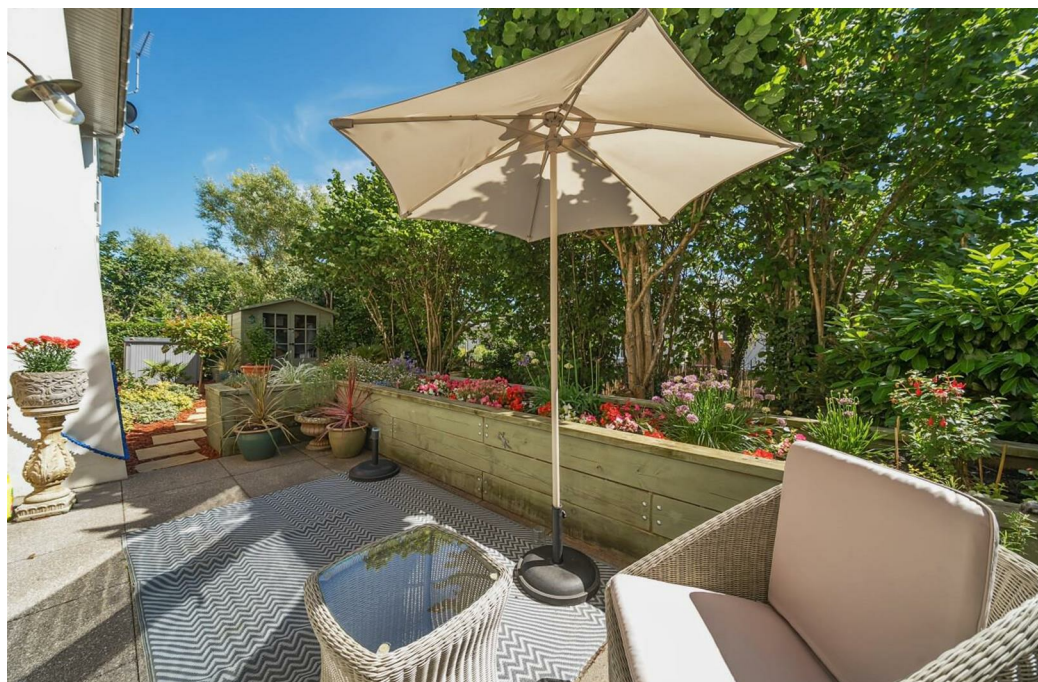
Flat 9 Cedar Park, Sherborne DT9 4FT

'9 Cedar Park' is a substantial, beautifully presented, ground floor, two double bedroom, garden flat situated in a top residential address a short walk to Sherborne town centre and mainline railway station to London Waterloo. The property benefits from a generous, level, private, landscaped rear garden boasting a sunny southerly aspect. The flat comes with one allocated parking space in a secure, gated residents area. The spacious accommodation is stylishly presented and arranged to enjoy contemporary, open-plan sociable living space. It benefits from excellent levels of natural light from large windows and a sunny southerly aspect. The accommodation comprises communal security front door and entrance hall, private entrance reception hall, open plan sitting room / kitchen area with doors on to the rear garden, two double bedrooms and a family bathroom. There are countryside walks not far from the front door – ideal as you do not need to put the children or the dogs in the car!

It is a short walk to the stunning, historic town centre of Sherborne 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.



Council Tax Band: B







Cedar Park, Granville Way, Sherborne, DT9

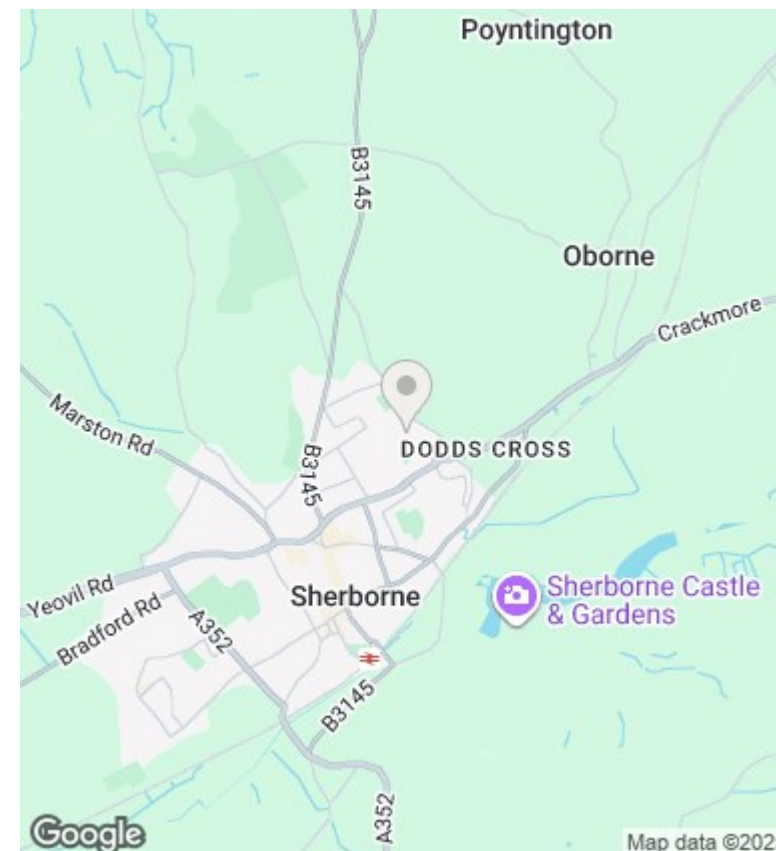
Approximate Area = 592 sq ft / 55 sq m

For identification only - Not to scale



GROUND FLOOR

① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©richrecom 2025. Produced for Rolfe East Sherborne Ltd. REF: 1316325



Directions

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		
England & Wales		