

Rolfe East



Grange Park, Thornford, DT9 6QG

Guide Price £1,200,000

- SUBSTANTIAL 7 BEDROOM PROPERTY WITH 5 RECEPTION ROOMS (4716 sq ft).
- PRIVATE DRIVEWAY PARKING FOR UP TO 8 CARS LEADING TO DOUBLE GARAGE.
- REAR GARDEN BOASTS SUNNY SOUTH WESTERLY ASPECT.
- BREATH TAKING EXTENSIVE COUNTRYSIDE VIEWS AT THE REAR.
- FLEXIBLE MAIN HOUSE ACCOMMODATION INCLUDING POTENTIAL ANNEX.
- 26 SOLAR PANELS, OIL FIRED CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- WALK TO NEARBY COUNTRYSIDE, TOP VILLAGE PUB, PRIMARY SCHOOL AND SHOP.
- TWO BEDROOM DETACHED COTTAGE IN THE GROUNDS.
- SITUATED IN EXQUISITE GARDENS AND LAND EXTENDING TO 0.70 ACRES.
- SHORT DRIVE TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.

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8 Grange Park, Thornford DT9 6QG

'8 Grange Park' is a substantial (4716 square feet), very well presented, mature, detached home situated in a choice 'tucked away', sought-after residential no-through road address a very short walk to the pretty village heart of Thornford and the popular village pub and shop. It is a short drive to the historic town centre of Sherborne and mainline railway station to London Waterloo. The property stands in a generous plot and stunning gardens extending to nearly three quarters of an acre (0.70 acres approximately) with the rear garden benefitting from a sunny south westerly aspect and breathtaking extensive countryside views. There is a large, private driveway approach providing off road parking for up to eight cars, leading to an integral double garage. The house also comes with a detached, thatched two storey building providing substantial further accommodation ancillary to the main house. It is heated by oil fired radiator central heating and also benefits from uPVC double glazing. The current owners have recently added 26 solar panels to the roof. The extensive, flexible, well laid out accommodation boasts excellent levels of natural light from a sunny southerly aspect at the rear, large feature windows and dual and triple aspect. It comprises large entrance reception hall, impressive open plan sitting room leading in to dining area, snug and office area, open-plan kitchen / breakfast room, utility room and cloakroom / WC. An additional sitting room, kitchenette, double bedroom / studio with shower room / WC. This could be used as ground floor living accommodation if required. There is a loft area above and secondary staircase. On the first floor there is a feature half gallery landing area, master bedroom with Jack-and-Jill en-suite shower room plus further attached bedroom / dressing room and private sun terrace. There are three further double bedrooms, one with another private sun terrace, family bathroom and store room.



Council Tax Band: F



This unique property can only be appreciated fully by viewing on site. The flexible accommodation comprises the following elements:

Pillared storm porch with outside light, oak front door with double glazed side lights leads to

ENTRANCE RECEPTION HALL: 11'6 maximum x 15'5 maximum. A generous greeting area providing a heart to the home, carved solid oak staircase rises to the first floor, understairs storage area, uPVC double glazed window to the front, radiator, engineered oak floors, moulded skirting boards and architraves, period style ceiling coving. Panel doors lead off the entrance reception hall to the main ground floor rooms.

OPEN PLAN SITTING ROOM / LIVING AREA: 33'6 maximum x 24' maximum. A huge open plan L-shaped living area split into four zones,

Sitting room area: Enjoying a light triple aspect with uPVC double glazed windows to the front and side, uPVC double glazed feature bay window to the side with fitted window seat, open fireplace with period style oak fireplace surrounds, tiled surrounds and hearth, moulded skirting boards and architraves, period style ceiling coving, radiator, fitted corner cabinet.

Garden room area: Enjoying a light dual aspect with large feature uPVC double glazed windows to the side and rear, rear boasting views across the rear garden and extensive countryside views at the rear with a sunny south westerly aspect.

Office area: uPVC double glazed bi-folding doors open onto the main rear garden boasting extensive countryside views, period style ceiling cornice.

Dining room area: Radiator, moulded skirting boards and architraves, period style ceiling cornice. Glazed oak double doors open from the dining area through to the kitchen/breakfast room providing a full through-measurement of 33'4 maximum.

KITCHEN BREAKFAST ROOM: 24'7 maximum x 12'3 maximum. A contemporary open plan living space, large feature uPVC double glazed window to the rear overlooking the rear garden enjoying extensive countryside views and a sunny south westerly aspect, an extensive range of cream Shaker-style kitchen units comprising solid pearl granite worksurface and surrounds, inset stainless steel one and a half sink bowl and drainer unit with mixer tap over, a range of drawers, pan drawers and cupboards under, integrated Neff dishwasher, oil fired Aga, a range of matching wall mounted cupboards with under unit lighting, island unit with solid oak worksurface, drawers and cupboards under, oak floors, further storage unit. Panel door leads back from the kitchen/breakfast room to the entrance reception hall. Panel door from the kitchen/breakfast room leads to the rear lobby, uPVC double glazed door to the rear garden. Glazed door from the rear lobby leads to the

UTILITY ROOM: 6'1 maximum x 7'2 maximum. Laminated worksurface with inset stainless steel sink bowl and drainer unit with mixer tap over, drawers and cupboards under, fitted broom cupboard, space and plumbing for washing machine, wall mounted cupboards, ceramic floor tiles. Integral door leads to attached double garage. Archway from rear lobby gives access to the annex /ancillary accommodation.

Panel door from the entrance reception hall leads to

GROUND FLOOR CLOAKROOM / WC: 8'7 maximum x 6'5 maximum. Fitted low level WC, wash basin in worksurface with cupboards under, radiator, tiled walls, oak flooring, uPVC double glazed window to the front. Door leads to cupboard housing floor standing oil-fired central heating boiler. Further double doors lead to cloaks cupboard.

Oak staircase rises from the entrance reception hall to the

FIRST FLOOR LANDING: 20'11 maximum x 21'3 maximum. A huge half gallery feature landing, uPVC double glazed window to the front, two radiators, moulded skirting boards and architraves, ceiling hatch and loft ladder to boarded loft space. Double doors lead to walk-in linen cupboard with lagged hot water cylinder and immersion heater, slatted shelving, pumps for showers. Panel doors lead off the landing to the first floor rooms.

MASTER BEDROOM: 19'11 maximum x 11'10 maximum. A generous double bedroom enjoying a light triple aspect with large feature uPVC double glazed to the front, side and rear, rear overlooks the main garden and boasts extensive countryside views, radiator. Double doors lead to fitted wardrobe cupboard space. Further door to shelved cupboard. Panel door leads to

EN-SUITE SHOWER ROOM: 11'11 maximum x 7'5 maximum. A period style white suite comprising low level WC, wash basin over cupboard, walk in double sized shower cubicle with wall mounted mains shower over, tiled walls, tiled floors, chrome heated towel rail, extractor fan, shaver point. This en-suite shower room is Jack-and-Jill to

BEDROOM TWO / DRESSING ROOM: 17'9 maximum x 10'5 maximum. uPVC double glazed window to the rear enjoying extensive countryside views, radiator, fitted wardrobe, fitted shelved cupboard, uPVC double glazed double French doors open onto PAVED SUN TERRACE. Door from bedroom two/ dressing room leads back to first floor landing.

BEDROOM THREE: 16'10 maximum x 10'10 maximum. Two uPVC double glazed windows to the front, radiator. Doors lead to fitted wardrobe cupboard space. Door leads to secondary rear staircase. Further door to eaves store room - a generous storage area, double glazed Velux ceiling window to the side, electric light connected.

BEDROOM FOUR: 15'11 maximum x 10'6 maximum. uPVC double glazed window to the rear boasting extensive countryside views, uPVC double glazed door leads to paved roof terrace enjoying views and a sunny south westerly aspect, radiator. Doors lead to fitted wardrobe cupboard space, second connecting door leads to the rear staircase to ground floor ancillary accommodation.

BEDROOM FIVE: 15'2 maximum x 10'6 maximum. A fifth double bedroom currently used as an office with uPVC double glazed windows to the side and rear, rear boasts extensive countryside views, radiator. Double fitted door leads to fitted wardrobe cupboard space.

FAMILY BATHROOM: 9'2 maximum x 8'4 maximum A period style white suite comprising low level WC, wash basin over storage cupboard, panel bath, separate glazed double sized shower cubicle with wall mounted mains shower over, tiled walls and floor, chrome heated towel rail, uPVC double glazed window to the front, extractor fan.

ATTACHED ANNEX / ANCILLARY ACCOMMODATION.

uPVC double glazed door from the rear of the property gives access to small entrance hall leading to

KITCHEN AREA: 13'8 maximum x 10'10 maximum. A range of panelled kitchen units comprising laminated worksurface, decorative tiled surrounds, inset stainless steel sink bowl and drainer unit with mixer tap over, inset four burner gas hob with electric oven under, a range of drawers and cupboards under, a range of matching wall mounted cupboards and glazed display cabinets, under unit lighting, concealed wall mounted cooker hood extractor fan, space for upright fridge freezer, uPVC double glazed window to the rear overlooks the rear garden with extensive countryside views with a sunny south westerly aspect. Entrances from the kitchen area lead back to the main house and to the

ADDITIONAL SITTING ROOM: 16' maximum x 15' maximum. Feature brick fire recess with LPG fired cast iron stove, uPVC double glazed double French doors open onto the rear garden boasting extensive countryside views, uPVC double glazed window to the side, radiator. Panel door from the sitting room leads to the

STUDIO: 25'7 maximum x 8'1 maximum. uPVC double glazed windows to the front, radiator, double glazed skylight window, moulded skirting boards and architraves, double doors lead to wardrobe cupboard space. Panel door leads to

EN-SUITE SHOWER ROOM: 7'7 maximum x 5'1 maximum. A fitted suite comprising low level WC, pedestal wash basin, double sized shower cubicle with wall mounted mains shower over, tiled walls and floor, shaver light and point, double glazed ceiling window, radiator.

Secondary staircase rises from the additional sitting room to the first floor to interconnecting bedrooms.

OUTSIDE:

This tremendous property occupies a generous plot and gardens extending to 0.7 acres approximately.

Vehicular access to a private driveway at the front laid to brick paving providing off road parking for up to 8 cars with scope for more, subject to the necessary planning permission. Driveway boasts security lighting, outside tap and leads to

INTEGRAL DOUBLE GARAGE: 18'1 in depth x 19'5 in width. Double automatic roller garage doors, light and power connected, storage battery and converter for solar panels, internal door to utility room.

THATCHED COTTAGE:

An attractive natural stone detached thatched property is situated in the grounds of the main house called Bean Cottage. Thatched storm porch with outside light. Glazed and panel front door leads to

ENTRANCE HALL: 11'3 maximum x 8'8 maximum. Radiator, pine staircase rises to the first floor. Doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM / DINING ROOM: 15'3 maximum x 17'1 maximum. Enjoying a light dual aspect with uPVC double glazed windows to the side and uPVC double glazed double French doors to the rear, stone feature fire surrounds and hearth with cast iron LPG fired stove, radiator, moulded skirting boards and architraves. Panel door leads to understairs storage cupboard space, light and power connected.

KITCHEN: 8'4 maximum x 8'4 maximum. A range of fitted oak kitchen units comprising laminated worksurface, decorative tiled surrounds, inset stainless steel sink bowl and drainer unit with mixer tap over, a range of drawers and cupboards under, inset stainless steel LPG gas hob, inset stainless steel electric oven and grill, a range of matching wall mounted cupboards, wall mounted stainless steel cooker hood extractor fan, integrated washer dryer, uPVC double glazed window to the side, extractor fan, serving hatch to dining room area, ceramic floor tiles, recess provides space for upright fridge freezer.

Panel door from the entrance reception hall leads to

CLOAKROOM / WC: 4'3 maximum x 4'7 maximum. Low level WC, pedestal wash basin, tiled splashback, ceramic floor tiles, radiator, uPVC double glazed window to the front, extractor fan.

Pine staircase rises from the entrance hall to the first floor landing. Panel doors lead off the landing to the first floor rooms.

BEDROOM ONE: 13'5 maximum x 9'7 maximum. A generous double bedroom enjoying a light dual aspect with uPVC double glazed windows to the rear and side, radiator, doors lead to fitted wardrobe cupboard space.

BEDROOM TWO: 10'7 maximum x 13'8 maximum. A second generous double bedroom, uPVC double glazed window to the front with countryside views, radiator, doors lead to fitted wardrobe cupboard space housing oil fired Worcester boiler, separate shelved cupboard.

FIRST FLOOR BATHROOM: 8'8 maximum x 5'8 maximum. A white suite comprising low level WC, pedestal wash basin, panel bath, tiling to splash prone areas, tiled floor, radiator, shaver light point, extractor fan, glazed shower cubicle with wall mounted electric shower.

The thatched cottage in the grounds comes with its own area of garden and paved patio, a portion of lawned side garden with rainwater harvesting butt.

GARDENS:

At the front of the property there is a portion of lawned front garden boasting a lovely selection of shaped flowerbeds and borders enjoying a selection of mature plants, trees and shrubs, area to store recycling containers and wheelie bins, fenced area houses LPG tanks and oil tank.

Pathway leads to the

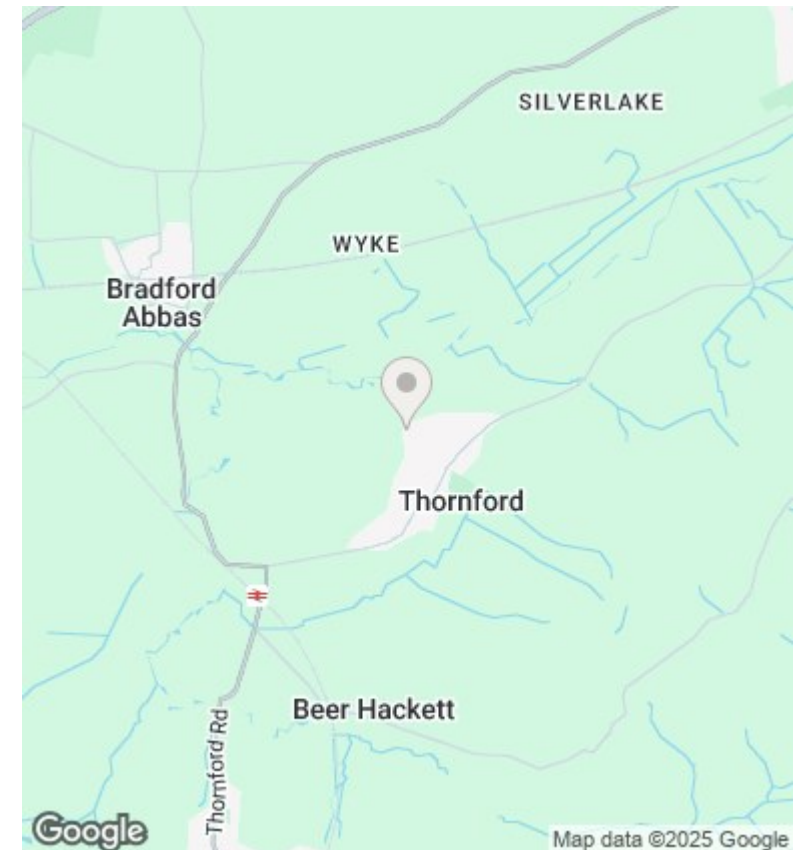
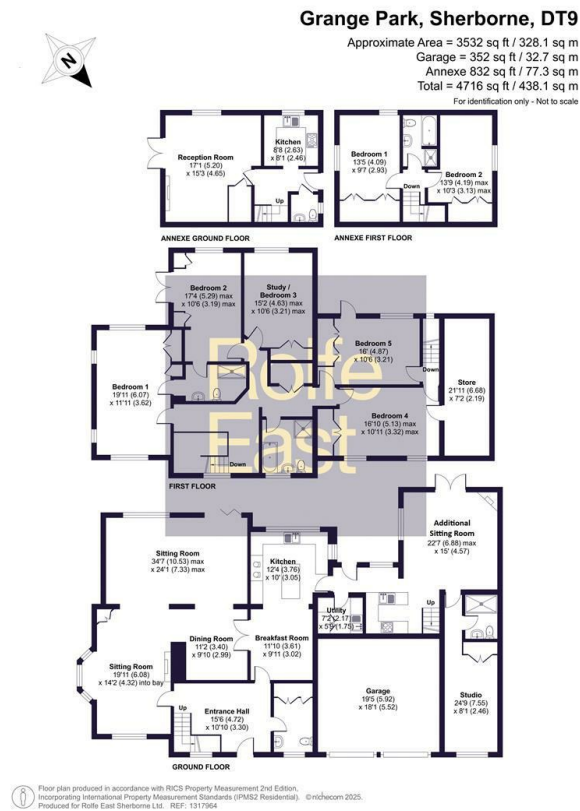
MAIN REAR GARDEN: A large area of level lawn and patio boasting a sunny south westerly aspect and taking in extensive countryside views, outside lighting, outside tap, rainwater harvesting butt, attached greenhouse with potting shed with power connected. Attached brick built garden store with LPG canisters. Steps lead down from the level main rear garden enjoying a gentle terrace, a variety of well stocked flowerbeds and borders, two timber garden sheds. Further steps lead down again to vegetable and fruit garden with a variety of fruit trees and then further to an area of wildflower meadow with pond.

This amazing rear garden boasts extensive countryside views and a sunny south westerly aspect.

The property has countryside and country lane walks from nearby the front door – ideal as you do not have to put the children or the dogs in the car! It is also a very short walk to the pretty village centre, popular pub, excellent primary school, active village hall and useful village shop. It is a short drive 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.







Directions

The entrance to Grange Park is opposite the railings at the start of The Drove.

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		
(81-91) B		
(69-80) C		
(55-68) D	61	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	