

Rolfe East



Long Street, Sherborne, DT9 3BU

Asking Price £399,950

- LOVELY NATURAL STONE PERIOD-STYLE SEMI-DETACHED HOUSE (965 square feet).
- FANTASTIC MAIN RECEPTION AREA OFFERING OPEN PLAN LIVING SPACE.
- GROUND FLOOR WC AND UTILITY ROOM.
- VACANT - NO FURTHER CHAIN.
- ONE OF THE BEST ADDRESSES IN SHERBORNE TOWN - LONG STREET.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND DOUBLE GLAZING.
- SHORT LEVEL WALK TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.
- SOUTH-FACING WALLED REAR GARDEN OFFERING SUPERB PRIVACY.
- TWO GENEROUS DOUBLE BEDROOMS PLUS FIRST FLOOR BATHROOM.
- EXCELLENT TOWN CENTRE AMENITIES ON THE DOORSTEP!

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3 Abbotts Litten Cottages Long Street, Sherborne DT9 3BU

VACANT - NO FURTHER CHAIN. '3 Abbotts Litten Cottages' is a simply lovely, modern, natural stone, semi-detached house (965 square feet) situated in, arguably one of the top residential addresses in Sherborne – Long Street, within moments of Sherborne Abbey. The house boasts an attractive, south facing rear garden enjoying excellent privacy and enclosed by pretty natural stone walls. The house boasts excellent levels of natural light with a sunny southerly aspect at the rear plus dual aspects and feature lantern ceiling windows. The house has parking available in the carpark next to it with the option of purchasing yearly residents permits. It is heated by mains gas-fired radiator central heating and benefits from double glazing. It is in very good decorative condition throughout. The well-arranged, deceptively spacious accommodation comprises entrance reception hall, huge open plan sitting room / dining room, kitchen / breakfast room, utility room and ground floor WC / Cloakroom. On the first floor, there is a landing area, two generous double bedrooms, one with lovely south facing views to hills and countryside and a family bathroom. The property has countryside and town centre walks from nearby the front door – ideal as you do not need to put the children or the dogs in the car! It is a very short, level 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. VACANT - NO FURTHER CHAIN,



Council Tax Band: D



Wrought iron gate and railings. Pathway to storm porch. Oak panelled front door leads to

ENTRANCE RECEPTION HALL: 11'10 maximum x 5'10 maximum. A useful greeting area providing a heart to the home, white finish aluminium double glazed window to the front, timber effect flooring, radiator. Doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM / DINING ROOM: 24'9 maximum x 15'3 maximum. A generous open plan main living space split into two zones:

SITTING ROOM AREA: 11'11 maximum x 15'3 maximum. Radiator, inset ceiling lighting, electric fire with fireside recess shelving, fitted cupboard space, TV point, telephone point. Stairs rise to the first floor. Large entrance leads to

GARDEN ROOM / DINING ROOM AREA: 12'10 maximum x 13'4 maximum. Two lantern feature roof lights, room enjoys a light dual aspect with double glazed, double French doors opening onto the rear courtyard garden, double glazed windows to the side and rear, TV point, telephone point, radiator.

KITCHEN BREAKFAST ROOM: 14'4 maximum x 11'6 maximum. A range of fitted Shaker style kitchen units comprising hardwood butchers block worksurface, decorative tiled surrounds, inset stainless double sink bowl with mixer tap over, inset electric hob, tiled surrounds, a range of drawers and cupboards under, integrated Neff dishwasher, fitted fridge freezer, built in stainless steel eye level electric oven and hob, a range of matching wall mounted cupboards, concealed wall mounted cooker hood extractor fan, inset ceiling lighting, radiator, timber effect flooring.

Entrance leads to

UTILITY ROOM / SIDE LOBBY: 18'2 maximum x 4'9 maximum. Double glazed door to the front, double glazed door to the rear garden, a range of fitted Shaker style kitchen units comprising hardwood worksurface, stainless steel sink bowl with mixer tap over, cupboards under, space and plumbing for washing machine, a range of matching wall mounted cupboards, cupboard houses Megaflo pressurised sealed hot water cylinder and immersion heater and gas fired Worchester boiler, timber effect flooring, radiator.

Door from the entrance hall leads to

CLOAKROOM / WC: 4'9 maximum x 2'8 maximum. Fitted low level WC, wall mounted wash basin, extractor fan.

Staircase rises from the sitting room to the first floor landing, ceiling hatch and loft ladder to part boarded loft space with electric light connected. Doors lead off the landing to the first floor rooms.

BEDROOM ONE: 13'3 maximum x 9'6 maximum. A generous double bedroom, double glazed window to the rear overlooks the rear garden and enjoys views to countryside and hills beyond neighbouring properties and a sunny south facing aspect, radiator, telephone point. Panel doors lead to fitted wardrobe cupboard space. Further panel doors lead to vanity unit with inset sink and cupboard under, shaver light.

BEDROOM TWO: 14'1 maximum x 8' maximum. A second double bedroom, double glazed window to the front, radiator, fitted wardrobe cupboard space.

FIRST FLOOR FAMILY BATHROOM: 6'10 maximum x 5'8 maximum. A modern white suite comprising fitted low level WC, wash basin inset in worksurface, tiled worksurface with cupboard under, panel bath with glazed shower screen over, wall mounted mains shower over, tiled walls, timber effect flooring, heated towel rail, double glazed window to the front, extractor fan.

OUTSIDE:

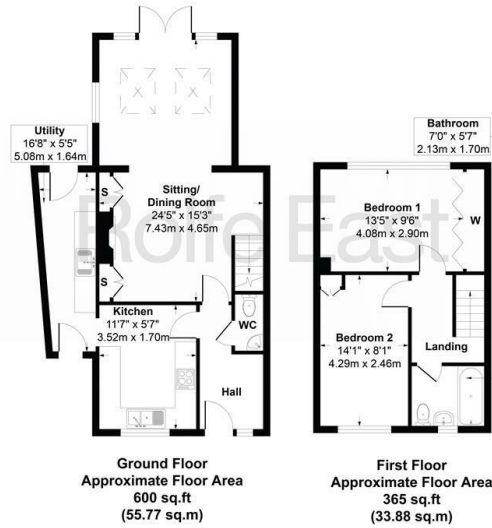
At the front of the property, there is a small area of front garden enclosed by wrought iron railings. Gate leads to storm porch. Side gate gives access to small yard area ideal for storing recycling containers and wheelie bins, outside light. Door leads to utility room area.

The **MAIN GARDEN** is situated at the rear of the property and measures 31'8 in depth maximum x 25' maximum in width. This lovely south facing rear garden is arranged for low maintenance purposes laid mainly to paving. It is enclosed by attractive natural stone walls giving a very good degree of privacy. A variety of flowerbeds and borders enjoying a selection of some mature trees, plants and shrubs, outside light, outside tap.



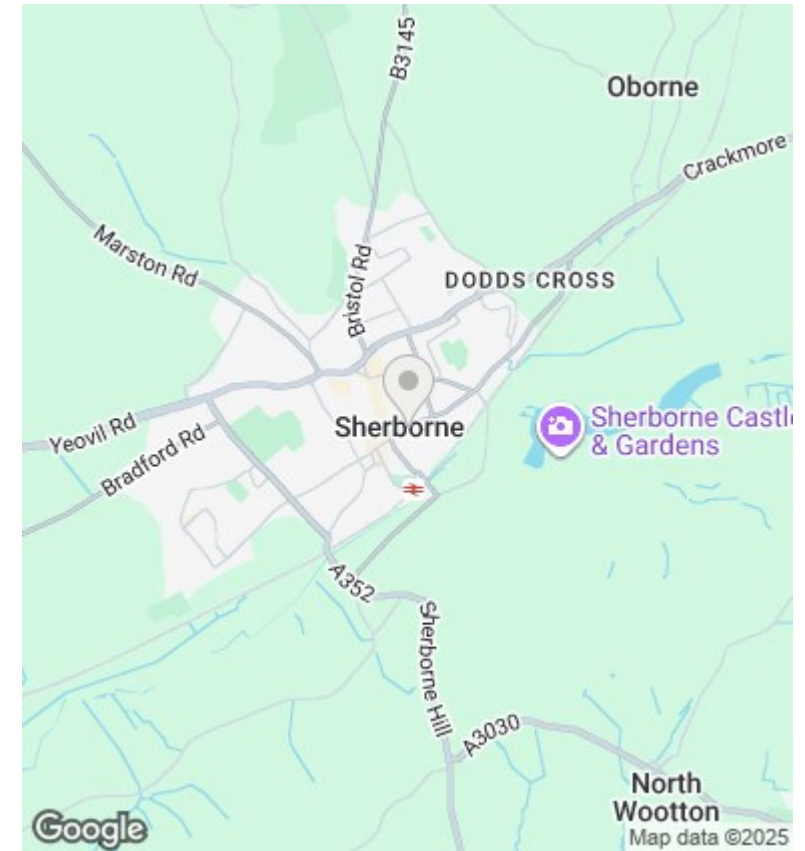


Long Street, Sherborne, Dorset, DT9



Approximate Gross Internal Floor Area 965 sq. ft / 89.65 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

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC