

Rolfe East



Westbury, Sherborne, DT9 3EL

Offers In The Region Of £595,000

- SUBSTANTIAL DETACHED BUNGALOW (1359 SQUARE FEET) IN 'TUCKED AWAY' ADDRESS.
- GENEROUS LEVEL PLOT AND GARDENS EXTENDING TO JUST UNDER A FIFTH OF AN ACRE.
- AMPLE DRIVEWAY PARKING FOR THREE - FOUR CARS (WITH SCOPE FOR MORE).
- ATTACHED FORMER GARAGE - NOW LARGE WORKSHOP (EASILY CONVERTED BACK).
- LARGE BOOT ROOM AND UTILITY ROOM.
- THREE GENEROUS BEDROOMS PLUS FAMILY SHOWER ROOM.
- SOUTH FACING REAR GARDEN BOASTING EXCELLENT PRIVACY.
- OIL FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- SITTING ROOM AND SEPARATE DINING ROOM.
- VERY SHORT LEVEL WALK TO TOWN CENTRE AND RAILWAY STATION TO LONDON.

80 Cheap Street, Sherborne, Dorset, DT9 3BJ
01935 814 929

sherborne@rolfe-east.com
<https://www.rolfe-east.com/>

Evergreen Westbury, Sherborne DT9 3EL

EXCLUSIVE ADDRESS CLOSE TO SHERBORNE ABBEY! LARGE LEVEL PLOT AND SOUTH FACING GARDENS EXTENDING TO A FIFTH OF AN ACRE. 'Evergreen' is a very well presented, mature, detached bungalow situated in a choice 'tucked away' location, a very short, level walk to the historic town centre and mainline railway station to London. The property boasts a generous, level plot and feature gardens at the sides and rear extending to just under a fifth of an acre (0.19 acres approximately). The rear garden is enclosed by attractive natural stone walls and boasts excellent privacy plus a sunny south-facing aspect. The driveway provides private off road parking for 3-4 cars or more and leading to a former attached garage (now a workshop) at the front. It is heated by an oil-fired radiator central heating system and also benefits from uPVC double glazing. The well laid out accommodation boasts excellent levels of natural light from a sunny southerly aspect at the rear and large windows. It comprises entrance porch, entrance reception hall, sitting room, garden room / dining room, kitchen / breakfast room with larder, large utility room, laundry room and gardeners WC. There is a huge master double bedroom with extensive wardrobes, two further double bedrooms and a family shower room. There are countryside walks from nearby the front door of the property Purlieu, The Water Meadows and the Sherborne Castles – ideal as you do not have to put the children or the dogs in the car! This superb home is set in a highly sought-after, residential address very near the heart of this pretty Dorset town. It is a very short, level walk to the vibrant, historic town centre of Sherborne with its superb boutique high street with cafes, restaurants, Waitrose and Sainsburys stores and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. It is also a very short, level walk to the mainline railway station making London Waterloo in just over two hours.



Council Tax Band: D



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.

Large under cover STORM PORCH: 19'6 maximum x 6'8 maximum. Paved floor, outside light. uPVC double glazed front door and side light leads to the

ENTRANCE RECEPTION HALL: 10'2 maximum x 16'2 maximum. A huge greeting area providing a heart to the home, telephone point, radiator, ceiling hatch leads to part boarded loft space with light and power connected. Door leads to airing cupboard housing Grant oil fired floor standing boiler, slatted shelving. Sliding doors from the entrance hall lead to hall cupboard space. Doors lead off the entrance reception hall to the main rooms.

SITTING ROOM: 19'2 maximum x 12'4 maximum. Large uPVC double glazed window to the rear overlooks the rear garden boasting a sunny south facing aspect, uPVC double glazed double French doors opening onto the rear garden, radiator, TV ariel attachment. Entrance leads from the sitting room through to the dining room providing a full through-measurement of 27'7 maximum.

DINING ROOM: 10'3 maximum x 7'11 maximum. Enjoying a light triple aspect with uPVC double glazed windows to the front, side and rear, rear enjoys a sunny south facing aspect with views across the main garden, radiator.

KITCHEN BREAKFAST ROOM: 12'8 maximum x 12'8 maximum. A range of contemporary kitchen units comprising hardwood worksurface inset stainless steel sink bowl and drainer unit, mixer tap over, tiled surrounds, inset Bosch electric induction hob, a range of drawers, pan drawers and cupboards under, integrated Bosch dishwasher, Bosch integrated Fridge, Stoves built in eye level stainless steel, electric oven and grill, a range of matching wall mounted cupboards. This room enjoys a light dual aspect with uPVC double glazed windows to the side and front, radiator. Door leads to shelved larder cupboard. uPVC double glazed door to

BOOT ROOM: 11' maximum x 10'11 maximum. Fitted worksurfaces with cupboards, shelves and drawers under, uPVC double glazed windows to the rear, space for upright fridge freezer, light and power connected, glazed door to the side. Secondary door to front storm porch. Entrance leads to

UTILITY ROOM: 6'4 maximum x 4'7 maximum. Laminated worksurface with inset one and a half sink bowl and drainer unit, mixer tap over, cupboards under, space and plumbing for washing machine, wall mounted shelving, light and power connected.

Door from the boot room leads to

GARDENERS WC / CLOAKROOM: 5'2 maximum x 2'5 maximum. Low level WC, window to the side, light connected.

Door from the boot room leads to

WORKSHOP (formally attached garage and easily converted back): 16'11 maximum x 8'6 maximum. Light and power connected.

Further doors from the entrance reception hall lead to the bedrooms.

BEDROOM ONE: 16'3 maximum x 11'5 maximum. A huge double bedroom, large uPVC double glazed window to the rear overlooks the rear garden boasting a sunny southerly aspect, radiator, TV point. Sliding doors to extensive fitted wardrobe cupboard space.

BEDROOM TWO: 12'6 maximum x 10' maximum. A second generous double bedroom, uPVC double glazed window to the front. Sliding doors lead to fitted wardrobe cupboard space, radiator.

BEDROOM THREE / OFFICE: 9'1 maximum x 7'9 maximum. uPVC double glazed window to the side, radiator.

FAMILY SHOWER ROOM: 7'3 maximum x 5'7 maximum. A modern white suite comprising fitted low level WC, wash basin in stone worksurface, walk in double sized glazed shower cubicle with wall mounted electric shower over, tiled walls, two uPVC double glazed windows to the front, shaver point, radiator, mirrored bathroom cabinet.

OUTSIDE:

This substantial bungalow stands in a generous level plot and gardens extending to just under a fifth of an acre (0.19 acres approximately). Driveway access from the road at Westbury leads to private driveway providing off road parking for 3-4 cars with scope for more. Area to store recycling containers and wheelie bins, outside lighting,

outside tap. Driveway leads to

FORMER ATTACHED GARAGE: (now currently workshop and easily converted back to garage) 16'11 maximum x 8'6 maximum. Light and power connected.

Large storm porch with outside light. Timber side gate gives access to the main rear garden.

SIDE GARDEN: 19'9 maximum x 14'8 maximum. Laid to flowerbeds, timber garden shed. Side garden gives access to the

MAIN REAR GARDEN: 80' in width x 32' approximately in depth. This beautiful level south facing rear garden enjoys a good degree of privacy and natural sunshine. It is enclosed by mature hedges and natural stone walls and laid mainly to lawn and boasts a large south facing paved patio area, outside lighting, outside tap, outside power points. A variety of well stocked flowerbeds and borders enjoying a selection of mature trees, plants and shrubs, large fishpond with ornamental water feature. Garden continues to the easterly side of the property. There are raised timber bordered beds and rose gardens, composter area, greenhouse.

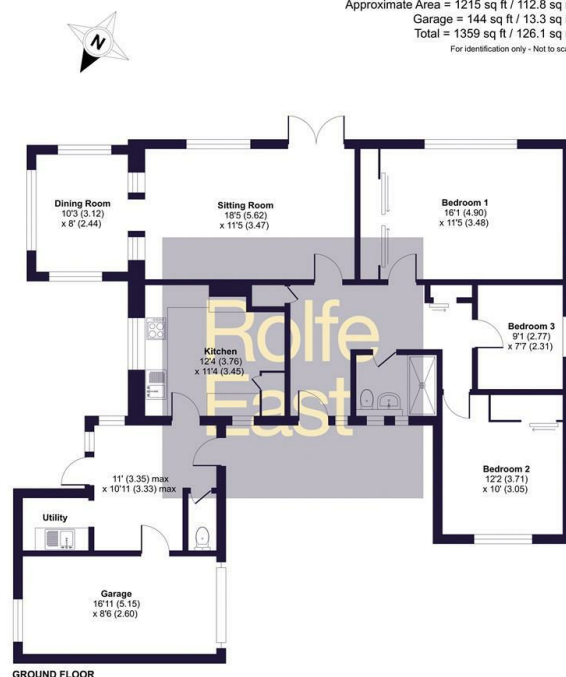
Second side garden: 27'6 maximum x 20'2 maximum. Two outside taps, outside light, undercover area. Timber gate gives access to area housing oil tank. Further timber gate on the western side of the rear garden gives access to garden storage area: 21'7 maximum x 13'3 maximum.



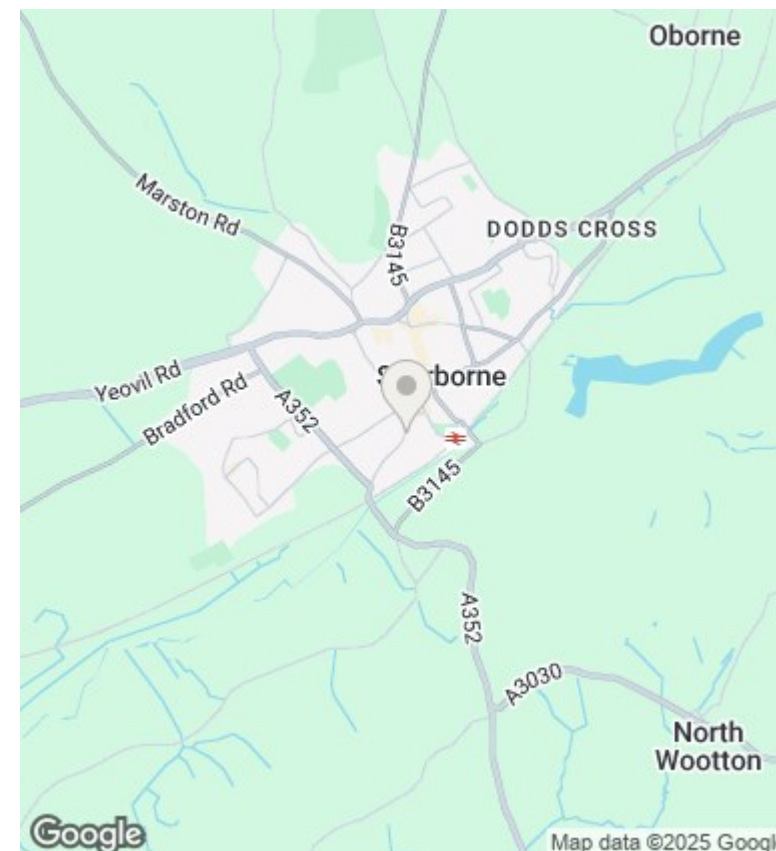


Evergreen, Westbury, Sherborne, DT9

Approximate Area = 1215 sq ft / 112.8 sq m
Garage = 144 sq ft / 13.3 sq m
Total = 1359 sq ft / 126.1 sq m
For identification only - Not to scale



ⓘ 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: 1309037



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		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		