

Rolfe East



St. Marys Road, Sherborne, DT9 6DQ

Offers In Excess Of £325,000

25 St. Marys Road, Sherborne DT9 6DQ

NO FURTHER CHAIN. '25 St Marys Road' is a mature, extended, detached bungalow standing in an impressive level plot and private gardens with the rear garden boasting easterly and southerly aspects. The bungalow is situated in a very sought-after residential address, a short walk to the heart of the popular, picturesque, Dorset town of Sherborne. There is private driveway parking for one to two cars leading to a large, attached double length, tandem garage. There is plenty of space at the rear for further extension, subject to the necessary planning permission. There is free, unrestricted parking in the road outside the house. The property benefits from uPVC double glazing and mains gas-fired radiator central heating. It has a good flow of natural light from a sunny east-to-west aspect. The deceptively spacious accommodation is flexible and well laid out. It comprises entrance porch, entrance reception hall, sitting room / dining room, dining room / double bedroom two, kitchen, breakfast room / utility room, one generous double bedroom and a family bathroom. There are countryside walks not from the front door – ideal as you do not need to put the children or the dogs in the car! This property is set a short walk to the picturesque abbey town centre of Sherborne with a 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' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House. NO FURTHER CHAIN.



Council Tax Band: C



Paved pathway and steps to front door, uVPC double glazed front door leads to

ENTRANCE PORCH: 5'5 maximum x 3' maximum. uPVC double glazed windows to the front, tiled floor. uVPC double glazed front door leads to the

ENTRANCE RECEPTION HALL: 17'5 maximum x 5'4 maximum. A useful greeting area providing a heart to the home, radiator, Harwood parquet flooring, ceiling hatch to loft space. Door leads to shelved hall cupboard. Further door leads to airing cupboard housing electric heater, radiator, slatted shelving. Doors lead off the entrance hall to the main rooms.

SITTING ROOM: 16'7 maximum x 11'4 maximum. A generous main reception room, large uPVC double glazed sliding patio doors to the rear overlook the rear garden and enjoys views to hills and countryside beyond neighbouring properties, an easterly aspect at the rear, radiator, brick fire surround, paved hearth, electric fireplace, TV ariel attachment.

KITCHEN BREAKFAST ROOM: 11'4 maximum x 11' maximum. A range of modern kitchen units comprising laminated worksurface, decorative tiled surrounds, inset one and a half composite sink bowl and drainer unit with mixer tap over, inset stainless steel mains gas hob, a range of drawers and cupboards under, built in stainless steel Bosch eye level oven, a range of matching wall mounted cupboards with under unit lighting, radiator, ceramic floor tiles, extractor fan, uPVC double glazed windows to the side and rear. Glazed door leads from the kitchen breakfast room leads to

UTILITY ROOM: 11'9 maximum x 11'5 maximum. A range of fitted kitchen units comprising laminated worksurface with inset stainless steel sink bowl and drainer unit with mixer tap over, tiled

surrounds, a range of cupboard under, space and plumbing for washing machine and tumble dryer, space for under counter fridge, space for upright fridge freezer, a range of matching wall mounted cupboards, wall mounted gas fired boiler, radiator, ceramic floor tiles. This room enjoys a light dual aspect with uPVC double glazed door and window to the side, double glazed sliding patio door opens onto the rear garden.

BEDROOM ONE: 11'6 maximum x 11'6 maximum. A double bedroom, uPVC double glazed window to the front, radiator, sliding mirrored doors lead to fitted wardrobe cupboard space.

BEDROOM TWO: 9'11 maximum x 8' maximum. uPVC double glazed window to the front, radiator.

FAMILY BATHROOM: 7'3 maximum x 6' maximum. A modern white suite comprising low level WC, pedestal wash basin, panel bath with electric shower over, shower rail, extractor fan, tiling to splash prone areas, uPVC double glazed window to the side, wall mounted electric heater.

OUTSIDE:

This mature property occupies a generous level plot and gardens extending to 0.11 acres approximately.

At the front of the property there is a portion of level lawned garden giving a depth of 28'4 from the pavement.

A dropped curb gives vehicular access to a private driveway providing off road parking for 2 cars leading to

ATTACHED TANDEM DOUBLE GARAGE: 26'3 maximum x 7'10 maximum. A generous one-and-a-half length garage, light and

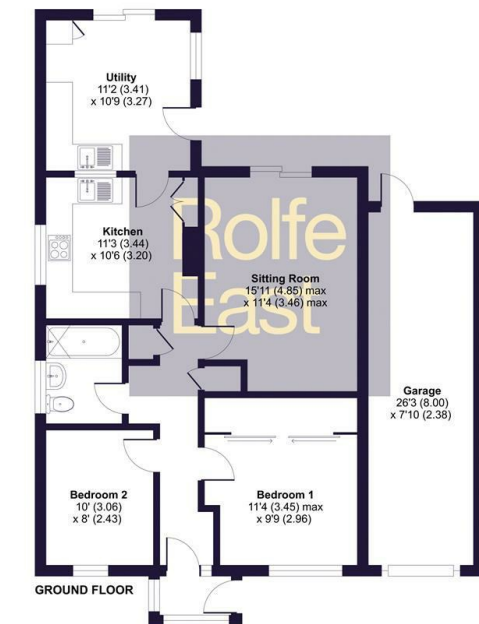
power connected, up and over garage door, personal door to the rear.

The MAIN GARDEN is situated at the rear of the property and measures approximately 50' in length x 36'7 maximum in width. This level rear garden is laid mainly to lawn and boasts a large paved patio seating area. It enjoys a sunny easterly aspect and is enclosed by timber panel fencing, a variety of mature flowerbeds and borders enjoying a selection of plants and shrubs, greenhouse, area to store recycling containers and wheelie bins, outside light, outside tap, rainwater harvesting butt. Timber side gate from the front garden and side pathway lead to the main rear garden.

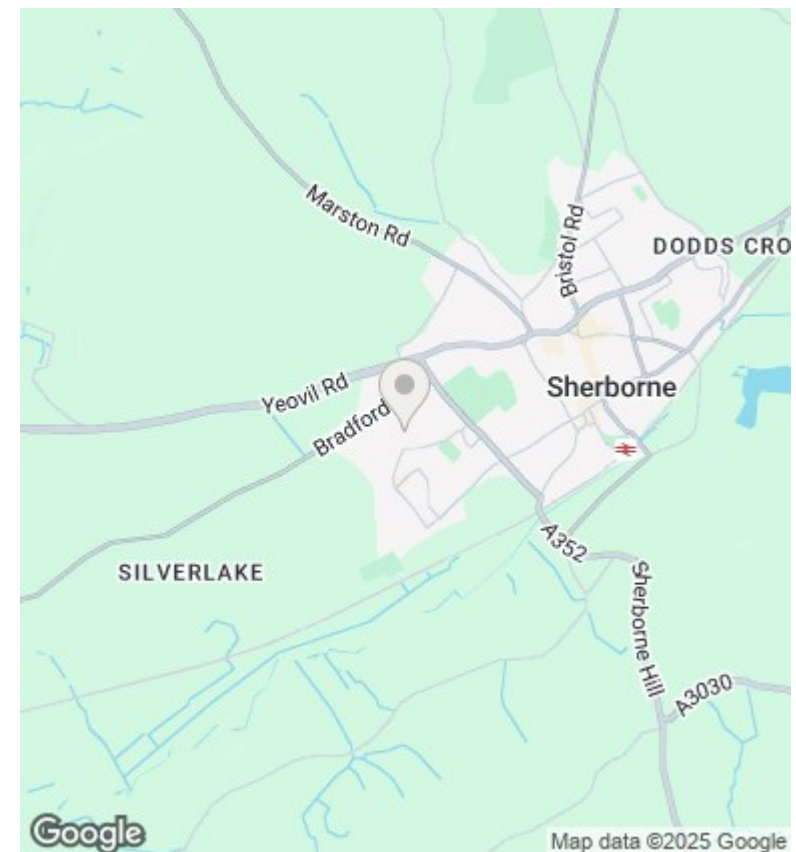




St. Marys Road, Sherborne, DT9
 Approximate Area = 812 sq ft / 75.4 sq m
 Garage = 205 sq ft / 19 sq m
 Total = 1017 sq ft / 94.4 sq m
 For identification only - Not to scale



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: 1353148



Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC