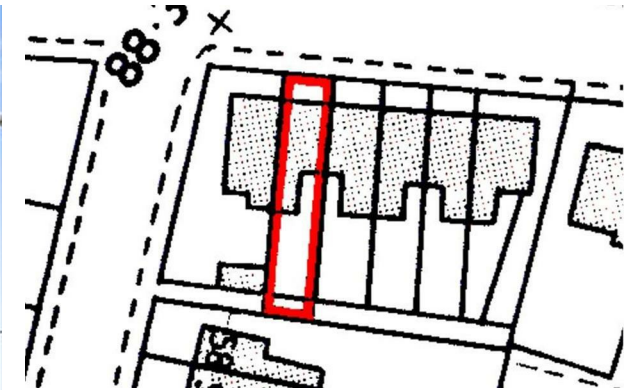


# Rolfe East



## Wootton Grove, Sherborne, DT9 4DL

Offers In Excess Of £250,000

- PERIOD MID TERRACE HOUSE WITH TWO DOUBLE BEDROOMS.
- UPVC DOUBLE GLAZING AND MAINS GAS FIRED RADIATOR CENTRAL HEATING.
- FULL WIDTH MAIN DOUBLE BEDROOM (15'1 x 10'3).
- SHORT WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.
- GENEROUS LEVEL REAR GARDEN MEASURING 45' AND SUNNY WESTERLY ASPECT.
- EXCELLENT CEILING HEIGHTS, EXPOSED PINE FLOORBOARDS, CAST IRON FIREPLACES.
- TWO RECEPTION ROOMS PLUS KITCHEN BREAKFAST ROOM.
- EXCELLENT POTENTIAL FOR LOFT CONVERSION AND EXTENSION AT REAR (STPP).
- LOVELY FULL HEIGHT BAY WINDOW IN MAIN RECEPTION ROOM.
- SHORT WALK TO QUARR NATURE RESERVE AND NEARBY CONVENIENCE STORE.

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# Chesterton Wootton Grove, Sherborne DT9 4DL

VACANT - NO FURTHER CHAIN. EXCELLENT POTENTIAL FOR LOFT CONVERSION AND EXTENSION AT REAR (subject to planning permission). 'Chesterton' is a very pretty, period, mid-terrace house (864 square feet) with generous, level plot and enclosed rear garden extending to 45' in length and boasting a sunny westerly aspect. It is situated in a very popular residential address, a short walk to the town centre and mainline railway station to London. There are many original character features including excellent ceiling heights, full height bay window, cast iron fireplaces and pine floorboards. It is heated by a mains gas fired radiator central heating system and also benefits from uPVC double glazing. The well laid out accommodation is flexible and flooded with natural light from a sunny east-to-west aspect. It comprises entrance reception hall, sitting room, dining room and open-plan kitchen / breakfast room. On the first floor, there is a large landing area, two generous double bedrooms and a family bathroom. This home offers excellent potential for large loft conversion and extension at the rear, subject to the necessary planning permission. There are fantastic countryside dog walks not from your front door at the Quarr Nature Reserve. This wonderful home is situated a short walk to the nearby historic abbey town centre of Sherborne. Sherborne boasts a superb boutique high street with coffee shops, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world famous private schools. It is also a short walk to the mainline railway station making London Waterloo directly in just over two hours. 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. VACANT - NO FURTHER CHAIN.



Council Tax Band: C



Wrought iron gate gives access to pathway leading to storm porch. Glazed and panelled front door leads to

**ENTRANCE HALL:** 10'8 maximum x 3' maximum. A useful greeting area, staircase rises to the first floor, exposed pine floorboards, moulded skirting boards and architraves, radiator, excellent ceiling heights. Pine panel doors lead off to the main ground floor rooms.

**SITTING ROOM:** 12'1 maximum into bay x 11'6 maximum. Excellent ceiling heights with full height bay window to the front, three uPVC double glazed windows to the front enjoying an easterly aspect and the morning sun, period style radiator, moulded skirting boards and architraves, telephone point, TV point, fireplace recess with paved hearth, exposed oak beam, fireside recess shelving with cupboard space.

**DINING ROOM:** 11' maximum x 12'5 maximum. A generous reception room with excellent ceiling heights, uPVC double glazed window to the rear overlooks the rear garden enjoying a westerly aspect in the afternoon sun, fireplace recess with tiled hearth, period style radiator, exposed pine floorboards, moulded skirting boards and architraves, fireside recess fitted dresser unit, painted panelling, telephone point. Pine panelled door leads to understairs storage cupboard space with electric light and power connected. Glazed pine panel door leads from the dining room through to the

**KITCHEN BREAKFAST ROOM:** 13'8 maximum x 8'8 maximum. A range of panelled timber kitchen units comprising laminated work surface, tiled surrounds, inset stainless steel sink bowl and drainer unit with mixer tap over, a range of drawers and cupboards under, space and plumbing for washing machine and tumble dryer, recess provides space for upright fridge freezer, space for under counter fridge, drawers and cupboards under, space and point for

electric oven, stainless steel splash back, wall mounted stainless steel cooker hood extractor fan, a range of wall mounted cupboards, wall mounted plate rack, under unit lighting, breakfast bar, radiator. This room enjoys a light dual aspect with uPVC double glazed windows to the side and rear, rear overlooks the rear garden, uPVC double glazed door leads to the rear garden, excellent ceiling heights.

Staircase rises from the entrance hall to the

**FIRST FLOOR LANDING:** 11' maximum x 5'4 maximum. Pine period balustrade, moulded skirting boards and architraves, excellent ceiling heights, radiator, painted pine panelling, ceiling hatch and ladder leads to large loft void.

Please note: This loft space provides ample scope for loft conversion, subject to the necessary planning permission.

Pine panel doors lead off the landing to the first floor rooms.

**BEDROOM ONE:** 10'3 maximum x 15'1 maximum. A generous double bedroom, two uPVC double glazed windows to the front enjoying an easterly aspect and the morning sun, moulded skirting boards and architraves, radiator, excellent ceiling heights, TV point.

**BEDROOM TWO:** 9'5 maximum x 11' maximum. A second generous double bedroom, uPVC double glazed window to the rear enjoying nice views beyond neighbouring properties, overlooking the rear garden, excellent ceiling heights, cast iron period fire surrounds, moulded skirting boards and architraves, shelved fireside recess. Panel doors lead to fireside fitted cupboard space. The hot water tank is in the loft with immersion heater.



**FIRST FLOOR FAMILY BATHROOM:** 8'3 maximum x 8'5 maximum. A period style white suite comprising low level WC, pedestal wash basin, panel bath with mains shower tap arrangement over, painted panelling to dado height, separate glazed corner shower cubicle with wall mounted electric shower over, tiled surrounds, chrome heated towel rail, radiator, uPVC double glazed window to the rear, shaver point, inset ceiling lighting, extractor fan, excellent ceiling heights. Door leads to shelved linen cupboard space.

#### OUTSIDE:

At the front of the property is a level garden giving a depth of 7'10 from the pavement. The front garden is enclosed by period wrought iron railings and brick walls. It is laid to slate chipping, wrought iron gate gives access to pathway leading to storm porch. The front garden proves an excellent area to store recycling containers and wheelie bins.

The **MAIN GARDEN** is situated at the rear of the property and measures 45' in depth maximum x 15' width maximum. It is level and laid mainly to lawn, a large paved patio seating area, outside light and outside tap. The rear garden is enclosed by timber panel fencing, timber garden shed, a variety of well stocked flowerbeds and borders enjoying a selection of mature plants and trees, timber gate at the rear of the garden gives access to shared pathway providing separate access for the rear garden.

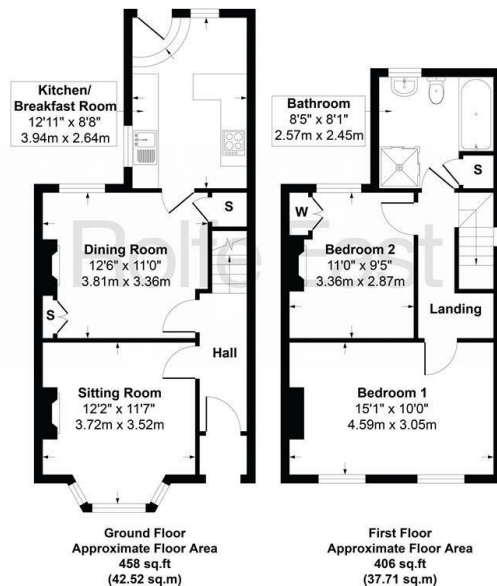
Estate agents note: This property offers potential for extension at the rear and loft conversion, subject to the necessary planning permission.



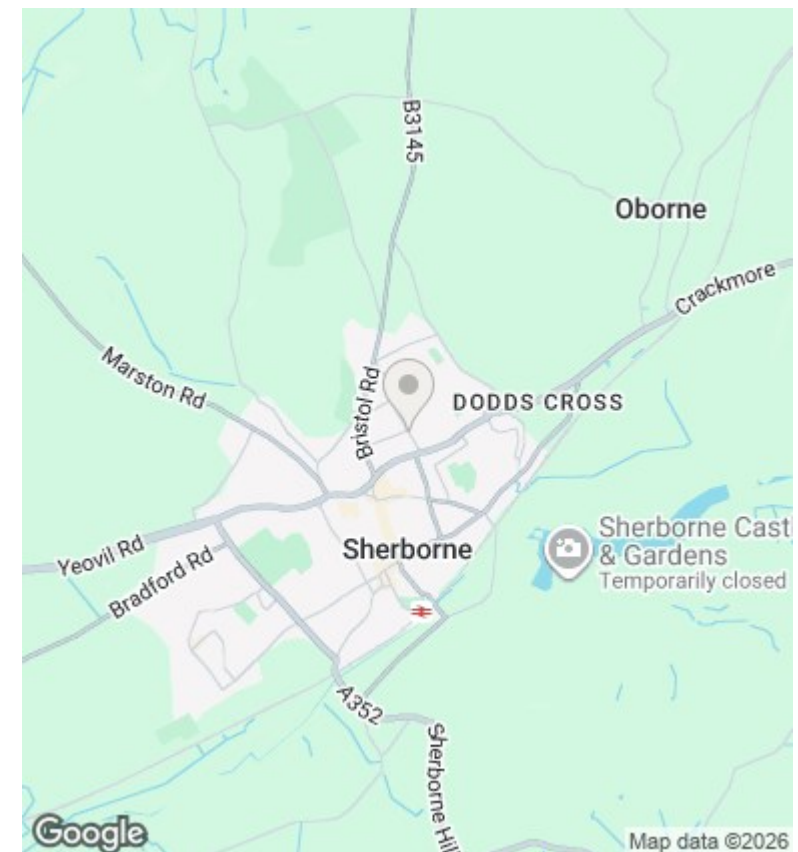




Wootton Grove, Sherborne, Dorset, DT9



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## 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		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		