

Rolfe East



Manor Road, Sherborne, DT9 5BN

Guide Price £249,950

- MATURE EXTENDED THREE BEDROOM SEMI DETACHED HOUSE (1106 square feet).
- LARGE LEVEL LAWNED REAR GARDEN - 80' IN LENGTH.
- UTILITY ROOM AND GROUND FLOOR WC.
- SHORT DRIVE TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.
- DRIVEWAY PARKING FOR TWO CARS.
- TWO STOREY EXTENSION AT THE SIDE.
- uPVC DOUBLE GLAZING AND MAINS GAS FIRED RADIATOR CENTRAL HEATING.
- DETACHED GARAGE / WORKSHOP AT REAR OF GARDEN ACCESSED VIA SHARED TRACK.
- THREE BEDROOMS (ONE WITH EN-SUITE SHOWER) AND FIRST FLOOR FAMILY BATHROOM.
- SHORT WALK TO EXCELLENT VILLAGE AMENITIES.

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

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

62 Manor Road, Sherborne DT9 5BN

'62 Manor Road' is a mature, semi-detached, extended house (1106 square feet) boasting three generous bedrooms and occupying a superb level plot and large gardens (rear garden measuring 80'). The property is located in a popular residential address a short walk to the village centre and nearby countryside – ideal as you do not need to put the children or the dogs in the car! The property boasts a very large garden at the rear and driveway parking at the front for two cars. There is vehicular access from a shared track at the rear of the garden to a garage and further parking. This provides ample scope for the addition of a double garage, carport or further driveway parking, subject to the necessary planning permission. The property is heated by a mains gas-fired radiator central heating system and also benefits from uPVC double glazing. The deceptively spacious accommodation enjoys good levels of natural light from a sunny southerly aspect at the front and briefly comprises entrance hall, sitting room, open plan kitchen / dining room, utility room and ground floor WC / cloakroom. On the first floor, there is a landing area, a double master bedroom with en-suite shower, two further generous bedrooms and a family bathroom. The property is very near the beating heart of this pretty village on the Somerset / Dorset borders. It is a very short walk to the village centre, church, public house, primary school and village shops. Milborne Port boasts The Clockspire - a superb new restaurant, a brand new Co-op mini supermarket and a very good doctors surgery. NO FURTHER CHAIN.



Council Tax Band: B



The stunning, historic town centre of Sherborne is a short drive away 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.

Pathway to storm porch. uPVC double glazed front door to entrance hall. Staircase rises to the first floor, radiator, telephone point. Panel doors lead to

SITTING ROOM: 13'10 maximum x 12'10 maximum. uPVC double glazed window to the front boasting a sunny southerly aspect, tiled open fireplace and hearth, exposed pine floorboards, TV ariel attachment, radiator. Panel door from the sitting room leads to the

KITCHEN / DINING ROOM: 16'11 maximum x 9'5 maximum. A useful open plan room enjoying a light dual aspect with uPVC double glazed window to the rear overlooking the rear garden, uPVC double glazed window to the side, a range of modern fitted kitchen units comprising timber effect laminated worksurface, inset stainless steel sink bowl and drainer unit, mixer tap over, tiled surrounds, inset stainless steel gas hob with stainless steel electric oven under, a range of drawers and cupboards under, space and plumbing for dishwasher, radiator. Panel door leads to

CLOAKROOM / WC: 5' maximum x 3' maximum. Fitted low level WC, wall mounted wash basin, tiled splashback, radiator, window

to the side, extractor fan.

Glazed and panel door from the kitchen dining room leads to the

UTILITY ROOM: 9'6 maximum x 5'2 maximum. A range of fitted kitchen units comprising granite effect laminated worksurface, decorative tiled surrounds, inset stainless steel sink bowl and drainer unit, mixer tap over, fitted cupboards under, space and plumbing for washing machine and tumble dryer, space for upright fridge freezer, a range of matching wall mounted cupboards, fitted broom cupboard, uPVC double glazed door to the front, uPVC double glazed door and window lead to the rear garden, radiator, extractor fan.

Staircase rises from the entrance hall to the first floor landing, ceiling hatch to loft storage space. Panel doors lead off the landing to the first floor rooms.

BEDROOM ONE: 10'11 maximum x 11' maximum. A double bedroom, uPVC double glazed window to the front boasting a sunny southerly aspect, radiator, sliding doors lead to extensive wardrobe cupboard space. Door leads to

EN-SUITE SHOWER ROOM: Pedestal wash basin, tiled splashback, glazed corner shower cubicle with wall mounted mains shower over, tiled surrounds, extractor fan.

BEDROOM TWO: 12'1 maximum x 8'10 maximum. A second double bedroom, uPVC double glazed window to the rear overlooks the rear garden, radiator, door leads to shelved linen cupboard.

BEDROOM THREE: 9' maximum x 7'1 maximum. uPVC double glazed window to the rear overlooks the rear garden, radiator.

FIRST FLOOR FAMILY BATHROOM: 8'11 maximum x 5' maximum. A white suite comprising low level WC, wash basin in worksurface with cupboard under, panel bath, tiled surrounds, uPVC double glazed windows to the front and rear, chrome heated towel rail, shaver light and point.

OUTSIDE:

At the front of the property, a dropped curb gives vehicular access to a private driveway providing off road parking for two cars. This area gives a depth of 21'2 from the pavement.

Pathway leads to storm porch, a variety of borders laid to stone chippings, area to store recycling containers and wheelie bins, second uPVC double glazed door leads to the utility room, outside lighting.

The **MAIN GARDEN** is situated at the rear of the property. It measures approximately 80' in length x 24' in width. This large rear garden is laid main to lawn and enclosed by timber panel fencing. There is a timber decked patio area, outside lighting.

There is a private road at the rear of the garden. Timber five bar gate gives vehicular access to parking area, leading to detached garage/ workshop.

GARAGE / WORKSHOP: measures 16' in depth x 9'1 in width. Window to the side, personal door to the side.

ATTACHED WORKSHOP: 11'10 maximum x 8'7 maximum. Windows to both sides.

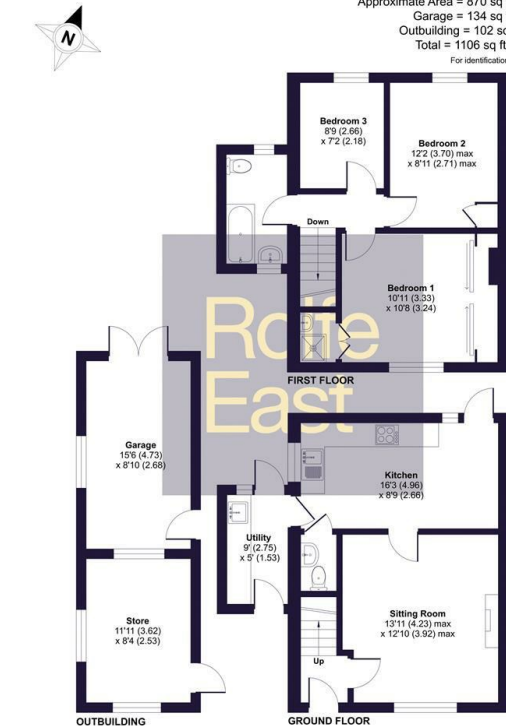




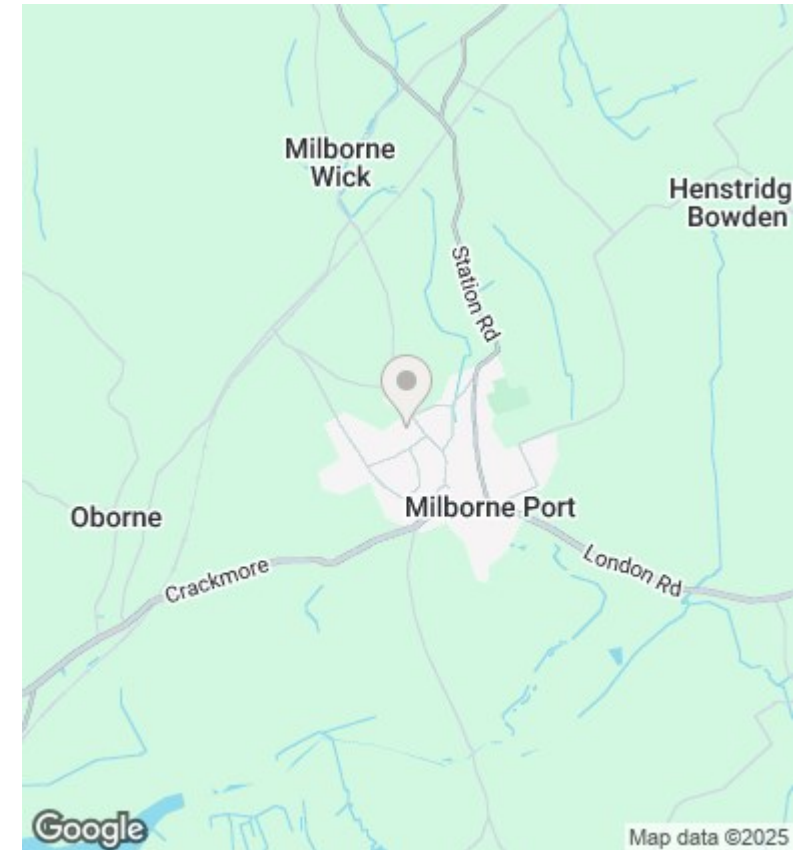
Manor Road, Milborne Port, Sherborne, DT9

Approximate Area = 870 sq ft / 80.8 sq m
Garage = 134 sq ft / 12.4 sq m
Outbuilding = 102 sq ft / 9.4 sq m
Total = 1106 sq ft / 102.6 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). © RICS 2025. Produced for Rolfe East Sherborne Ltd. REF: 1308120



Directions

Viewings

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

Council Tax Band

B

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