

# Rolfe East



## Clifton View, Barwick, BA22 9TU

Guide Price £293,000

- ULTRA-MODERN DETACHED TWO BEDROOM BUNGALOW WITH OPEN PLAN LIVING.
- UPVC DOUBLE GLAZING - EXCELLENT EPC RATING - BAND B!
- PROPERTY SET UP FOR EASE AND ACCESSIBILITY.
- SHORT DRIVE TO NWARBY TOWNS AND RAILWAY STATION TO LONDON WATERLOO.
- SINGLE GARAGE AND DRIVEWAY PARKING.
- GENEROUS LEVEL MAIN GARDEN.
- EXCELLENT LEVELS OF NATURAL LIGHT FROM SUNNY EAST-TO-WEST ASPECT.
- UNDER FLOOR HEATING POWERED BY AIR-SOURCED HEAT PUMP.
- TWO DOUBLE BEDROOMS.
- SHORT WALK TO NEARBY PUB AND COUNTRYSIDE.

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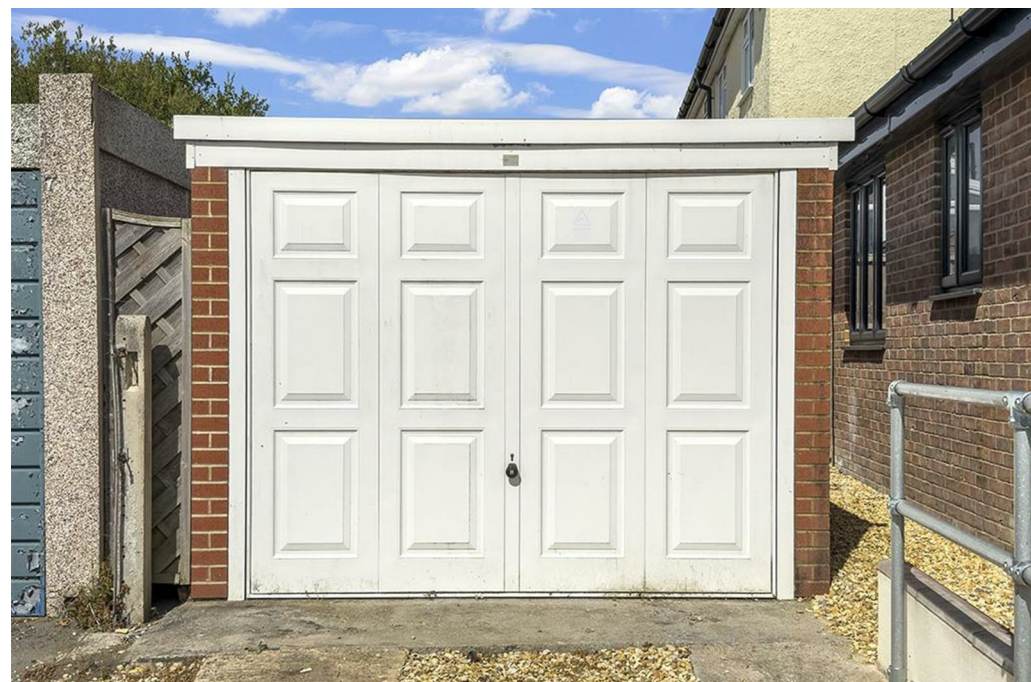


# Court Bungalow, 2a Clifton View, Barwick BA22 9TU

'Court Bungalow' is a very modern, detached bungalow situated in a sought-after residential address in this popular Somerset village. The property is a short walk to a nearby village pub and a short drive to the town centre of Sherborne and the mainline railway station to London Waterloo. The property boasts excellent levels of natural light from a sunny east-to-west aspect and large feature windows plus dual aspects. The property boasts contemporary, stylish open-plan living space with double glazed bi-folding doors opening on to the main garden. There is driveway parking for one car leading to a detached single garage. The gardens are generous and level, laid to lawn and patio. The whole property is set up for ease and accessibility. It benefits from under floor heating powered by an air-sourced heat pump. It also benefits from uPVC double glazing. This results in an excellent EPC rating - Band B! The accommodation enjoys excellent levels of natural light and comprises entrance reception hall, open plan kitchen / sitting room area, two double bedrooms and a Jack-and-Jill en-suite shower room. The property has countryside and village walks from nearby the front door - ideal as you do not have to put the children or the dogs in the car! The village centre and pub is a short walk away. Stoford and Barwick lie approximately 2 miles south of Yeovil. The village is centred on a village green with the pub located opposite. The adjoining village of Barwick which lies within the same parish has a primary school, church and recreational ground. Both Sherborne and Yeovil lie within comfortable motoring distance providing between them an excellent range of cultural, recreational and shopping facilities. It is a short drive to the Abbey town of Sherborne with its coveted high street, buzzing out-and-about culture, boutique stores, organic bakeries, coffee shops, restaurants, gastro-pubs and farmers market. **THIS PROPERTY MUST BE VIEWED!**



Council Tax Band: D



Sherborne also boasts the breath-taking Sherborne Abbey building, Alms Houses and world-famous Sherborne private schools. It is also a very short drive to the mainline railway station to London Waterloo. 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. It is only a 45 minute drive to the stunning Jurassic Coastline.

Paved pathway leads to storm porch with outside light. Double glazed front door to

**ENTRANCE RECEPTION HALL:** 16'8 maximum x 4'3 maximum. A useful greeting area providing a heart to the home, timber effect herringbone flooring, cupboard houses under floor heating controls, ceiling hatch to loft storage space. Doors lead off the entrance hall to the main ground floor rooms.

**OPEN PLAN SITTING ROOM / KITCHEN:** 29'9 maximum x 13' maximum. A superb open plan contemporary living space enjoying a light dual aspect with uPVC double glazed windows to the front and side, double glazed bi-folding doors to the side opening onto the main garden, timber effect laminated flooring, underfloor heating, TV point, telephone point.

**KITCHEN AREA:** A range of stylish panelled kitchen units comprising stone effect laminated worksurface and surrounds, inset stainless steel one and a half sink bowl and drainer unit with mixer tap over, inset electric induction hob with stainless steel electric oven under, drawers and cupboards under, space and plumbing for washing machine, integrated fridge and freezer, a

range of matching wall mounted cupboards, wall mounted stainless steel cooker hood extractor fan, timber effect herringbone flooring.

**BEDROOM ONE:** 12'2 maximum x 9'6 maximum. A generous double bedroom, uPVC double glazed window to the side, TV point. Door leads to en-suite Jack-and-Jill shower room.

**BEDROOM TWO:** 8'8 maximum x 10'2 maximum. A second double bedroom, uPVC double glazed window to the front, TV point.

**FAMILY SHOWER ROOM:** 8'11 maximum x 5'4 maximum. A Jack-and-Jill en-suite to bedroom one. A modern white suite comprising low level WC, wash basin over storage cupboard, tiled splashback, double sized glazed shower cubicle with wall mounted mains shower over, uPVC double glazed window to the side, extractor fan, chrome heated towel rail, shaver point, timber effect flooring. Doors to both bedroom one and entrance hall.

**OUTSIDE:**

At the front of the property steps and a secondary access ramp give access to paved pathway leading to front door and storm porch, outside light. There is a portion of lawned garden laid to flowerbed.

A dropped curb gives access to private driveway providing off road parking for one car leading to garage.

**GARAGE:** 16'1 maximum x 9'3 maximum. Metal up and over garage door, light and power connected, double glazed window to the side, personal door to the side.



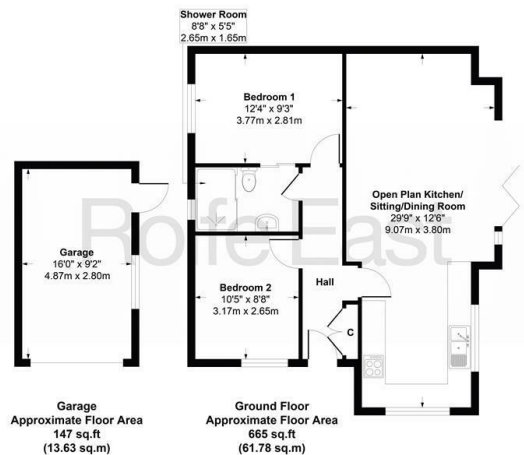
Entrance to side area providing storage space for recycling containers and wheelie bins, outside power point. Timber gate from the front garden gives access to the main garden situated at the side of the property. Measuring 37'1 in width x 31'7 in depth maximum. This generous main garden is level and laid mainly to lawn. It boasts a paved patio seating area and is enclosed by timber panel fencing. A variety of flowerbeds and borders enjoying a selection of mature hedges, plants and shrubs, outside lighting, outside tap, air sourced heat pump.







Clifton View, Barwick, Somerset BA22



Approximate Gross Internal Floor Area 812 sq. ft / 75.41 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.

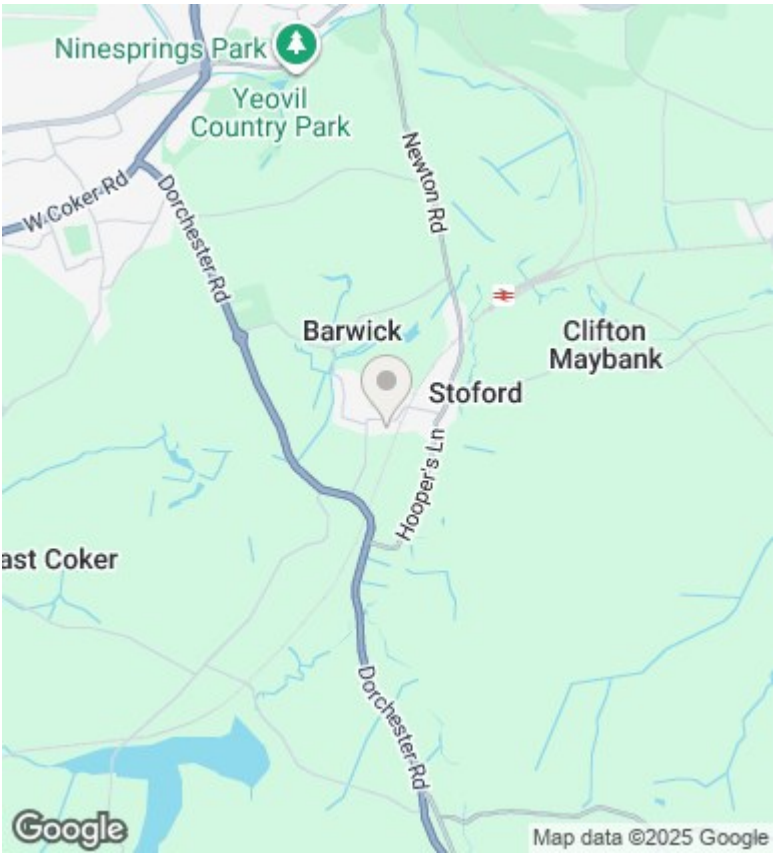
## Directions

## 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		99
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC