



Pax House, 107a, Lenthay Road





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Sherborne, Dorset DT9 6AQ

Town centre 3/4 of a mile. Yeovil 5 miles. Dorchester 18 miles.

A four bedroom detached family home benefitting from an in-out driveway, garage and delightful southerly gardens backing onto playing fields. EPC Band C

- Sought after area
- Hallway and cloakroom
- Open plan kitchen/dining room
- Four bedrooms and bathroom
- Council Tax Band F
- Backing onto playing fields
- Sitting room and conservatory
- Garage and utility room
- Parking and private gardens
- Freehold

## Offers In Excess Of £625,000

### SITUATION

This individually designed house known as 'Pax House' is located in a sought after location backing onto school playing fields. The town centre is within 3/4 of a mile with it's historic Abbey and an excellent selection of shopping, recreational and scholastic facilities including both independent and state schools. Sherborne Abbey Primary School is a short walk from the property. There is also a museum, two castles, plus an extensive diary of music and other cultural events. The mainline railway station to Exeter and London Waterloo is approximately 1 mile.

### DESCRIPTION

Pax House is set within a good size plot with ample parking to front, garaging to side and private gardens to the rear backing onto school playing fields. The property is constructed principally of brick exterior elevations and is contained beneath a tiled roof. The property benefits from gas fired central heating and uPVC double glazed windows throughout. The accommodation flows very well with a spacious hallway, cloakroom, adjoining sitting room which opens into a spacious kitchen/dining room together with an adjoining conservatory. Upstairs can be found four bedrooms and a superb family bathroom. the property also benefits from a utility room which is located to the rear of the garage.





**ACCOMMODATION**

Entrance canopy porch with solid wood door leading to the entrance hallway with wooden flooring, stairs rising to the first floor and cloakroom with concealed WC, vanity unit, tiled floor and window to side. The sitting room enjoys a large picture bay window with window seat, together with a marble fireplace with inset gas living flame fire with matching hearth and mantle. Glazed french doors leading to the kitchen/dining room which is comprehensively fitted with two bowl single drainer sink unit with mixer taps over, adjoining granite worktops with an excellent range of floor and wall mounted cupboards and drawers. Smeg range cooker with 6 burner hob and griddle, together with two electric ovens, Neff two burner hob with matching double oven and grill, integrated fridge and dishwasher, door to garage, wooden floor and dining area with a further door to the garage, along with folding glazed doors to the conservatory. This also has wooden flooring, being glazed on two sides with french doors leading out onto the garden and a glass roof with two electric roof lights.

The first floor landing has a window to front, airing cupboard with pressurised hot water cylinder and trap access to the roof void with loft ladder. Bedroom one with fine southerly views, together with a range of fitted wardrobes, incorporating dressing table and store cupboards over. Bedroom two with fine southerly views and fitted wardrobes with built in shelving. Bedroom three with a window to front. Bedroom four used as a home office with built in desk with cupboards and drawers beneath and a range of bookshelves. Family bathroom comprising panelled bath and large walk-in shower, concealed WC, bidet, vanity unit, two heated towel rails and tiled floor.

**OUTSIDE**

The property is located within a popular residential area with a in-out driveway providing easy parking and access to the attached garage which is approached through an electric up and over door and is connected with power and light, together with a wall mounted Baxi gas fired boiler fitted in January 2023. There are two doorways, one leading into the kitchen and the second into the dining area, along with a further door into the utility room, which comprises single drainer sink unit with taps over, adjoining worktops with a range of wall and floor mounted cupboards and drawers. Space and plumbing for washing machine, tumble dryer and fridge/freezer. Glazed door to rear and tiled floor.

Pathway leads around to the side of the property through a wrought iron gate leading to the rear garden. There is a paved pathway to the rear with cold water tap, steps leading down to a large shaped lawn with well stocked flower and shrub borders and a fine selection of trees. There is an attractive brick edged paved patio area and a rose arch leading to a decking area. The lower garden is also approached through a wrought iron gate with paved pathways surrounding four raised beds, together with a selection of outbuildings including summerhouse, two garden sheds and a greenhouse. Also within the garden is a pergola with climbing arches adorned with roses and honeysuckle.

**SERVICES**

All mains services are connected  
Gas fired central heating  
Broadband availability: Standard, Superfast and Ultrafast (information via Ofcom)  
Mobile Availability: O2, Three, Vodafone and EE (information via Ofcom)  
Flood Risk Status: Very low risk (environment agency)

**VIEWINGS**

Strictly by appointment through the vendors selling agents. Stags, Yeovil office telephone 01935 475000.

**DIRECTIONS**

On entering Sherborne from the Yeovil direction, turn right at the 2nd set of traffic lights onto the A352. At the traffic lights by The Skippers Public house turn right at the cross roads into Lenthay Road. Continue along here whereupon Pax House will be found on your left hand side.





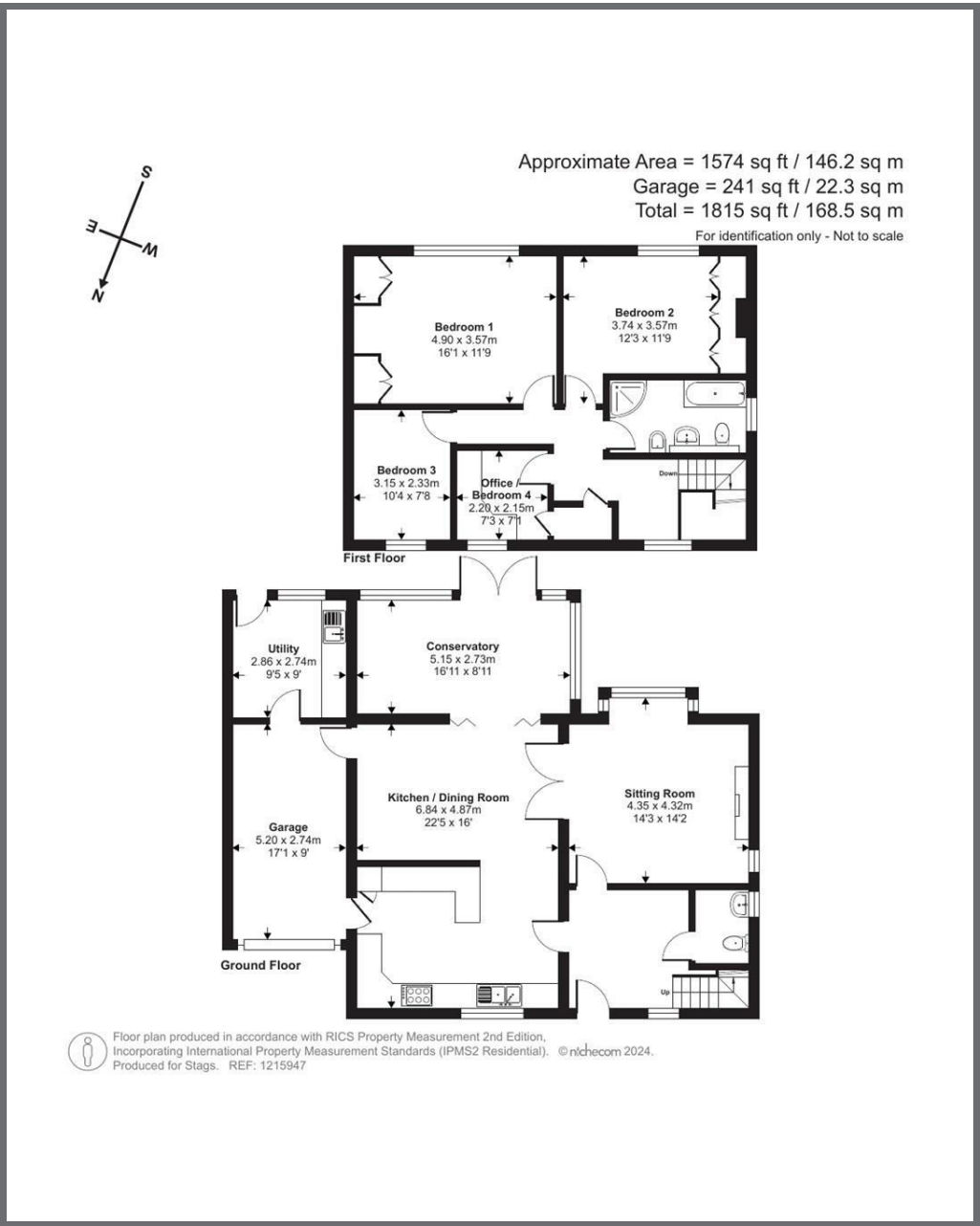
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		85 74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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