

Rolfe East



Twelve Acres, Sherborne, DT9 4FE

Offers In Excess Of £274,000

- BEAUTIFULLY PRESENTED MODERN SEMI-DETACHED HOUSE BUILT IN 2020.
- PRIVATE LEVEL REAR GARDEN BOASTING SUNNY SOUTH WESTERLY ASPECT.
- GROUND FLOOR WC / CLOAKROOM.
- VENDOR SUITED WITH ONWARD CHAIN.
- THREE BEDROOMS - MASTER BEDROOM WITH EN-SUITE SHOWER ROOM.
- DOUBLE GLAZING AND MAINS GAS FIRED RADIATOR CENTRAL HEATING.
- SHORT WALK TO SHERBORNE TOWN CENTRE AND MAINLINE RAILWAY STATION TO LONDON WATERLOO.
- DRIVEWAY PARKING FOR TWO CARS AT THE SIDE OF THE HOUSE.
- REMAINDER OF TEN YEAR NHBC.
- EXCELLENT MODERN RESIDENTIAL ADDRESS.

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

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

48 Twelve Acres, Sherborne DT9 4FE

'48 Twelve Acres' is a beautifully presented, modern, semi-detached house set in a popular residential address on the edge of the pretty town of Sherborne, within walking distance of the coveted town centre amenities and mainline railway station to London Waterloo. The property boasts a private, level rear garden that has been the subject of recent redesign, with sunny south-westerly aspect. The property benefits from a private driveway at the side of the house for two cars. It also benefits from the remainder of an NHBC. This superb home has been finished to an excellent standard throughout and has mains gas fired radiator central heating, double glazing and recently laid Karndean flooring. The spacious living accommodation boasts excellent levels of natural light and comprises entrance reception hall, sitting room / dining room, open-plan kitchen / dining room and downstairs WC / cloakroom. On the first floor there is a landing area, generous master double bedroom with en-suite shower room, two further bedrooms and a family bathroom. There are superb rural walks from nearby the front door – ideal as you do not have to put the dogs or the children in the car! The historic town centre of Sherborne is only a short walk away with its superb boutique high street with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. It is also only a short walk to two mainline railway stations to London Waterloo. The property is perfect for those mature couples or aspiring families, buyers cashing out of the South East and London market or cash buyers looking for their perfect pied-a-terre / home to settle in, potentially linked to the wonderful selection of local schools in this exceptional area. It may even appeal to the residential letting and holiday letting market. THIS PROPERTY MUST BE VIEWED INTERNALLY TO BE APPRECIATED.



Council Tax Band: C



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.

Paved pathway leads to front door, panelled front door leads to entrance reception hall.

Entrance reception hall – 8'6 Maximum x 5'6 Maximum
A useful greeting area providing a heart to the home, staircase rises to first floor, radiator, Karndean flooring, panelled door leads to main reception room.

Sitting Room – 12' Maximum x 14'4 Maximum
Double glazed window to the front, radiator, TV point, telephone point, Karndean flooring, panelled door leads to understairs storage cupboard space, panelled door leads to kitchen dining room.

Kitchen Dining Room – 15'3 Maximum x 9'7 Maximum
An impressive open plan room with Karndean flooring, split into two zones.

Kitchen Area – A range of contemporary kitchen units comprising timber effect laminated work surface and surrounds, inset one and a half stainless steel sink bowl and drainer unit, mixer tap over, inset stainless steel gas hob with stainless steel electric oven under, a range of drawers and cupboards under, space and plumbing for dishwasher and washing machine, a range of matching wall mounted cupboards, wall mounted stainless steel cooker hood extractor fan, space for upright fridge freezer, wall mounted cupboard houses gas fire combination boiler, double

glazed window to the rear overlooks the rear garden enjoying a sunny southerly aspect, timber effect flooring, radiator.

Dining Area – Timber effect flooring, uPVC double glazed double French doors open on to the rear garden enjoying a sunny southerly aspect.

Panelled door from the entrance hall leads to cloak room.

Cloak Room – Fitted low level WC, pedestal wash basin, tiled splashback, timber effect flooring, radiator, double glazed window to the front.

Staircase rises from the entrance reception hall to the first floor landing.

First floor landing – Ceiling hatch to loft storage space, panelled door to shelved linen cupboard, panelled doors lead off the landing to the first floor rooms.

Master Bedroom – 9'6 Maximum x 11'11 Maximum
A generous double bedroom, double glazed window to the front, radiator, panelled door leads to fitted wardrobe cupboard space, further panelled door to en-suite shower room.

En-suite shower room – 6'4 Maximum x 5'5 Maximum
A modern white suite comprising low level WC, pedestal wash basin, corner shower cubicle with wall mounted mains shower, extractor fan, timber effect flooring, tiling to splash prone areas, radiator, double glazed window to the front.

Bedroom Two – 9'2 Maximum x 7'7 Maximum
A second double bedroom, double glazed window to the rear

overlooks the rear garden, radiator.

Bedroom Three – 7'7 Maximum x 5'11 Maximum
Double glazed window to the rear overlooks rear garden, radiator.

Family Bathroom – 6' Maximum x 5'11 Maximum
A modern white suite comprising, panelled bath, tiled surrounds, low level WC, pedestal wash basin, tiling to splash prone areas, double glazed window to the side, extractor fan, timber effect flooring, radiator.

Outside

At the front of the property, there is a portion of lawned front garden and flowerbed and mature plants trees and shrubs, paved pathway leads to front door.

At the side of the property, there is a private driveway providing off road parking for 2 cars, timber side gate from the driveway gives access to the rear garden. Side area provides storage for recycling containers and wheelie bins.

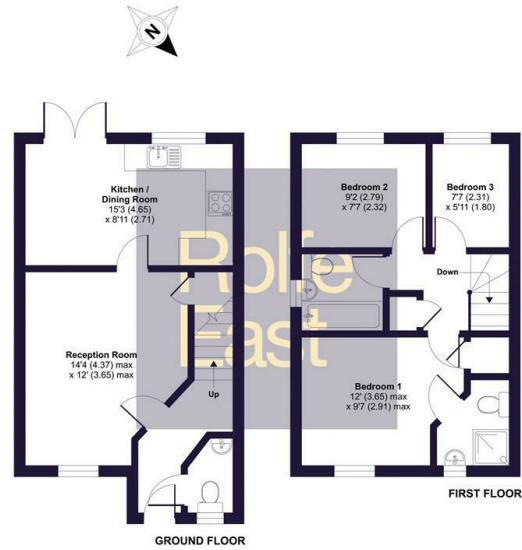
Rear Garden – 32' in depth x 21'8 in width
This level rear garden is laid mainly to lawn, boasting a sunny south westerly aspect. It is enclosed by timber panelled fencing, large paved patio seating area, providing quite the suntrap, outside tap, a variety of timber bordered flowerbeds and borders, timber garden shed.



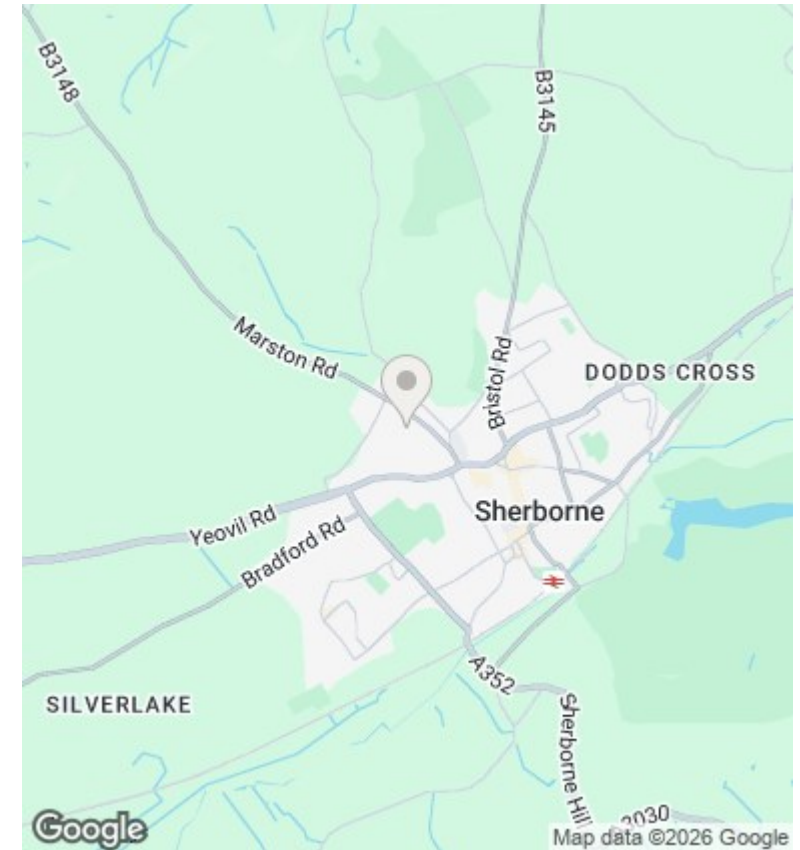


Twelve Acres, Sherborne, DT9

Approximate Area = 755 sq ft / 70.1 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). © richbecom 2026. Produced for Rolfe East Sherborne Ltd. REF: 1456953



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	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 