

Rolfe East



Hill House Close, Sherborne, DT9 3AN

Guide Price £399,950

- SITUATED IN POPULAR CUL-DE-SAC OFF BEST ADDRESS IN SHERBORNE - THE AVENUE!
- GAS RADIATOR CENTRAL HEATING, OPEN FIRE AND DOUBLE GLAZING.
- UTILITY ROOM.
- VACANT - NO FURTHER CHAIN.
- DETACHED BUNGALOW WITH ATTACHED SINGLE GARAGE,
- TWO DOUBLE BEDROOMS - MASTER WITH EN-SUITE SHOWER ROOM.
- GOOD FLOW OF NATURAL LIGHT.
- DRIVEWAY PARKING FOR ONE CAR.
- SOUTH FACING PRIVATE REAR GARDEN.
- SHORT WALK TO SHERBORNE CENTRE AND MAINLINE RAILWAY STATION TO LONDON.

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15 Hill House Close, Sherborne DT9 3AN

VACANT - NO FURTHER CHAIN. '15 Hill House Close' is a modern, detached bungalow (1120 square feet) situated in a fantastic cul-de-sac address off arguably the best address in Sherborne – The Avenue. It is only a short walk to the historic town centre and mainline railway station to London Waterloo. The property is heated by a mains gas-fired radiator central heating system and benefits from double glazing and an open fireplace. There is private off road driveway parking for one car (with scope for more at the front) leading to an attached garage. The gardens are situated at the front and rear of the property, the rear offering a superb, south-facing aspect and very good privacy. The well laid out accommodation is deceptively spacious, boasting excellent levels of natural light and comprising entrance porch, entrance reception hall, sitting room, open-plan kitchen / dining room, utility room, master double bedroom with en-suite shower room, second double bedroom and a family bathroom. This property is within walking distance to countryside dog walks at Purleigh, the water meadows, the Quarr Nature reserve and the Sherborne Castles - ideal as you do not have to put the dogs or the children in the car! It is only a short walk to the picturesque, historic abbey town centre of Sherborne with a 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' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House.



Council Tax Band: E



Paved pathway to storm porch, outside light, glazed and panelled front door leads to

ENTRANCE PORCH: 3'10 Maximum x 4'1 Maximum. Glazed door leads to

ENTRANCE RECEPTION HALL: 12'9 Maximum x 5' Maximum. A useful greeting area providing a heart to the home, radiator, ceiling hatch to loft space, door leads to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelves, doors lead off the entrance hall to main rooms.

SITTING ROOM / DINING ROOM: 17'3 Maximum x 13'8 Maximum. A generous, well-presented main reception room, stone fire surround and hearth, fireplace, double glazed sliding patio doors open on to the rear garden boasting a sunny southerly aspect, radiator, TV point.

KITCHEN / DINING ROOM: 20' Maximum x 8'10 Maximum. A useful open-plan room with uPVC double glazed window to the rear overlooking the rear garden and boasting a sunny southerly aspect, a range of fitted kitchen units comprising laminated work surface, decorative tiled surrounds, stainless steel sink bowl and drainer unit, a range of drawers and cupboards under, space for electric oven, a range of matching wall mounted cupboards, wall mounted cooker hood / extractor fan, radiator, telephone point, door leads to

UTILITY ROOM: 8'8 Maximum x 9'10 Maximum. Laminated work surface, stainless steel sink bowl and drainer unit, cupboards under, space and plumbing for washing machine and tumble dryer, matching wall mounted cupboards, telephone point, radiator, uPVC double glazed window to the rear, wall mounted Worcester mains

gas boiler, internal door leads to integral garage, panel door leads to the side of the property.

Doors lead off the entrance hall to further rooms.

BEDROOM ONE: 12'11 Maximum x 9'4 Maximum. A double bedroom, double glazed window to the front, radiator, panel door leads to

EN-SUITE SHOWER ROOM: 9'5 Maximum x 3'2 Maximum. Fitted low level WC, pedestal wash basin, glazed shower cubicle with tiled surrounds, wall mounted mains shower over, tiling to splash prone areas, shaver light and point, uPVC double glazed window to the side, chrome heated towel rail, extractor fan.

BEDROOM TWO: 13'1 Maximum x 8'2 Maximum. A second double bedroom, double glazed window to the front, radiator.

FAMILY BATHROOM: 8'1 Maximum x 5'4 Maximum. A fitted suite comprising low level WC, pedestal wash basin, panelled bath with glazed shower screen over, wall mounted electric shower over, radiator, tiled walls, double glazed window to the side, shaver light and point.

OUTSIDE: At the front of the property, there is a portion of front garden giving a generous depth from the head of the cul-de-sac. A selection of mature plants and shrubs. Paved pathway leads to a storm porch with outside light. A dropped kerb from the cul-de-sac gives vehicular access to a private driveway providing off road parking for one car. Driveway leads to a

SINGLE INTEGRAL GARAGE: 21'2 depth x 8'10 width. Up-and-over garage door, window to the side, light and power connected,

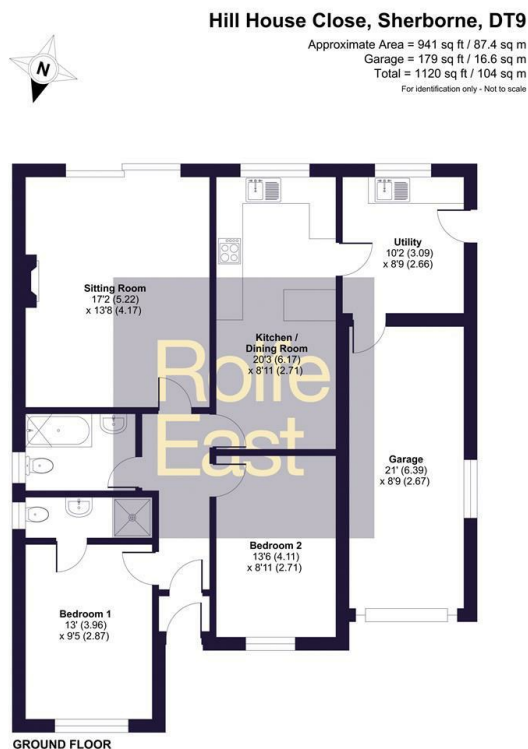
internal door connects to utility room.

Access on both sides of the bungalow lead to the main rear garden.

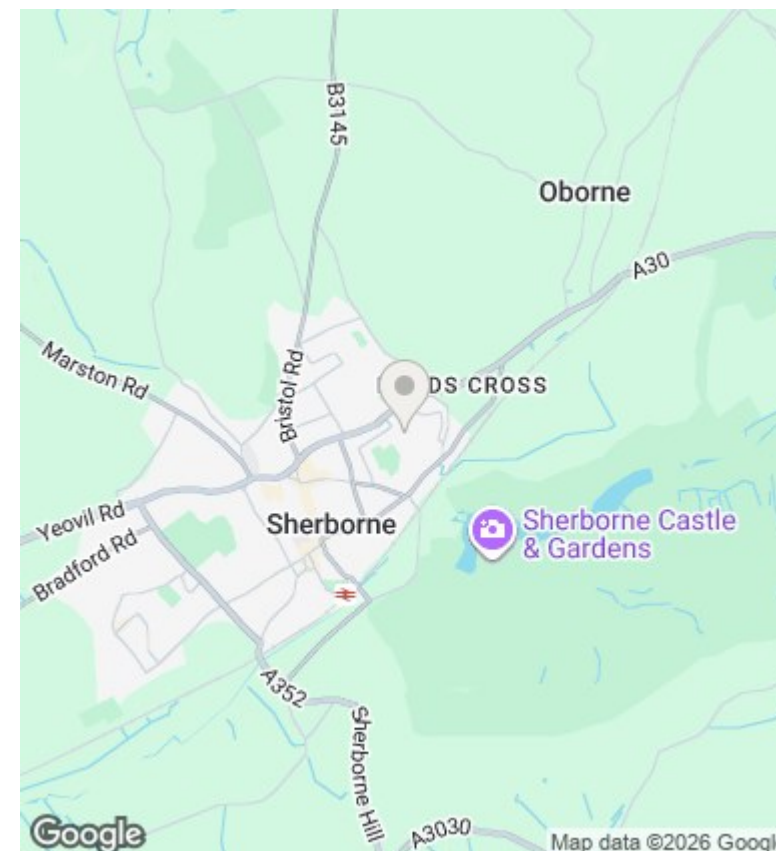
MAIN REAR GARDEN: 42' in width x 24'6 in depth. This enclosed rear garden boasts a sunny south-facing aspect and a good degree of privacy. It is enclosed by timber panel fencing. It is laid to stone chippings and boasts a paved patio seating area providing quite the sun trap! A selection of mature plants, hedges and bushes.







① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©richrecom 2026. Produced for Rolfe East Sherborne Ltd. REF: 1523752



Directions

Viewings

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

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		