

Rolfe East



Redwing Road, Milborne Port, DT9 5DB

Asking Price £395,000

- TWICE EXTENDED DETACHED BUNGALOW IN SOUGHT-AFTER CUL-DE-SAC ADDRESS.
- PRIVATE REAR GARDEN ENJOYING SUNNY WESTERLY ASPECT + GARDEN STORE.
- EXCELLENT LEVELS OF NATURAL LIGHT FROM LARGE WINDOWS AND DUAL ASPECTS.
- SHORT DRIVE TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.
- ON COVETED 'WEST SIDE' WITH NEARBY EXCELLENT AMENITIES.
- STYLISH UNDERCOVER PATIO AREA - IDEAL FOR AL FRESCO DINING!
- 1258 SQUARE FEET - BEAUTIFULLY PRESENTED THROUGHOUT.
- WIDE DRIVEWAY PARKING FOR 2-3 CARS LEADING TO SINGLE GARAGE + UTILITY ROOM.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- SHORT WALK TO NEARBY COUNTRYSIDE AND EXCELLENT VILLAGE AMENITIES.

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11 Redwing Road, Milborne Port DT9 5DB

'11 Redwing Road' is a simply lovely, mature, twice extended (1258 square feet), detached bungalow situated in very popular residential cul-de-sac address near the heart of this popular Somerset village. It comes with a superb, private, level rear garden that offers a good degree of privacy and a sunny westerly aspect. The rear garden boasts an excellent under cover patio – ideal for al fresco dining and entertaining plus an attached garden store and utility room. The property comes with a wide private driveway providing off road parking for two to three cars, with scope for more if required, leading to a single integral garage. The main bungalow is heated by a mains gas fired radiator central heating system and also benefits from uPVC double glazing. The well-arranged accommodation boasts excellent levels of natural light from large feature windows and dual aspects. It comprises entrance reception hall, sitting room leading into a dining room, kitchen / breakfast room, utility room, cloakroom / WC, three generous bedrooms and a family bathroom. It is beautifully presented throughout. Countryside and the pretty village centre and excellent 'western side' amenities are only a short walk away – ideal as you do not need to put the children or the dogs in the car! The 'West End' of Milborne Port has the "essentials" on your doorstep - doctors, Coop store, Garage, Post Office, public house, primary school and village shops. Milborne Port boasts 'The Clockspire' - a superb new restaurant. The town centre of Sherborne is a short drive away. Sherborne boasts a superb boutique high street with coffee shops, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world famous private schools. It is also a short drive to the mainline railway station making London Waterloo directly in just over two hours. Sherborne has recently won the award for the best place to live in the South West by The Times 2024. MUST BE VIEWED!



Council Tax Band: D



It also boasts 'The Sherborne' - a top class, recently opened arts and conference centre plus superb restaurant.

Pathway leads to storm porch with outside light. uPVC double glazed front door and side light leads to

ENTRANCE RECEPTION HALL: 19'4 maximum x 17'1 maximum corridor measurements. A generous greeting area providing a heart to the home, inset ceiling lighting, moulded skirting boards and architraves, moulded dado rail, radiator. Double doors lead to airing cupboard housing pressurised sealed OVO hot water system and storage tank with expansion tank and immersion heater, slatted shelving. Integral door from entrance hall leads to attached garage. Doors lead off the entrance hall to the main rooms.

SITTING ROOM: 14'4 maximum x 16'4 maximum. A well-proportioned main reception rooms, uPVC double glazed window to the side, period style stone fire surround and hearth with gas fire, moulded skirting boards and architraves, TV point, telephone point, radiator. Large archway from the sitting room gives access to the dining room providing a full through measurement of 25'4 maximum.

DINING ROOM: 13'10 maximum x 8'9 maximum. Two uPVC double glazed windows overlook the rear garden, uPVC double glazed sliding patio door to the rear patio, engineered oak flooring, two radiators.

KITCHEN BREAKFAST ROOM: 9'9 maximum x 16' maximum. A generous room enjoying a range of fitted contemporary kitchen units comprising granite effect laminated worksurface, decorative tiled surrounds, inset stainless steel one and a half sink bowl and drainer unit with mixer tap over, a range of drawers, pan drawers and cupboards under, corner carousel unit, integrated Bosch dishwasher, inset stainless steel Bosch five burner gas hob, inset under counter stainless steel Bosch microwave, a range of matching wall mounted cupboards and glazed display units with under unit lighting, stainless steel splashback, wall mounted stainless steel NEFF cooker hood extractor fan, ceramic floor tiles, radiator, TV point, breakfast bar, space for upright fridge freezer, light tunnel, uPVC double glazed door and window to the rear.

CLOAKROOM / WC: Low level WC, wash basin, extractor fan.

BEDROOM ONE: 14'7 maximum x 9'1 maximum. A generous double bedroom, large uPVC double glazed window to the rear overlooks the rear garden, radiator, a range of fitted bedroom furniture comprising two double wardrobes, overhead fitted cupboard space, bedside shelving and drawer unit, TV ariel attachment.

BEDROOM TWO: 9'7 maximum x 9'6 maximum. A second generous double bedroom, large uPVC double glazed window to the front with cul-de-sac views to the local church beyond neighbouring properties, radiator, TV point.

BEDROOM THREE: 9'8 maximum x 8'7 maximum. A generous third bedroom currently used as an office, uPVC double glazed window to the front, oak effect laminate flooring, radiator TV point.

FAMILY BATHROOM: 7'8 maximum x 5'11 maximum. A modern white suite comprising fitted low level WC, wash basin in worksurface with cupboards under, panel bath with glazed shower screen over, wall mounted mains shower over, tiling to splash prone areas, ceramic floor tiles, uPVC double glazed window to the side, illuminated wall mirror, extractor fan, chrome heated towel rail.

OUTSIDE:

At the front property a dropped curb from the cul-de-sac gives vehicular access to a private driveway providing off road parking for 2-3 cars. Driveway leads to

ATTACHED GARAGE: 17' in depth x 10'10 in width. A generous garage with automatic roller garage door, uPVC double glazed windows and doors to the side, integral door to the entrance reception hall, wall mounted gas fired boiler. Ceiling hatch and loft ladder leads to large, boarded loft storage space with fitted storage shelving, electric light connected.

GARDENS:

There is a pretty portion of level front garden that is laid to lawn and enclosed by mature hedges, a variety of well stocked flowerbeds and borders with some mature rose plants and shrubs, outside lighting, wrought iron gate gives access to side pathway and side area leading to the main rear garden, area to store recycling containers and wheelie bins. Timber gate on the other side of the property gives access to side area laid to stone chippings this side area leads to

ATTACHED GARDEN STORE: 6'6 maximum x 5'10 maximum. Light and power connected, radiator, uPVC door.

External uPVC door leads to attached

ATTACHED UTILITY ROOM: 6'7 maximum x 5'10 maximum. A range of fitted units comprising stone effect laminated worksurface and surrounds, inset stainless steel sink bowl and drainer unit with mixer tap over, fitted cupboard under, space and plumbing for washing machine and tumble dryer, a range of matching wall mounted cupboards, ceramic floor tiles, radiator, uPVC double glazed window to the rear.

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

MAIN REAR GARDEN is a particularly pretty feature with dimensions of approximately 29' in depth x 56' maximum in width. The rear garden is beautifully presented and boasts large lawned area enclosed by miniature walls and a variety of raised flowerbeds and borders. The garden boasts a variety of well stocked borders enjoying a selection of mature trees, plants and shrubs. The rear garden is enclosed by timber panel fencing. Outdoor power point.

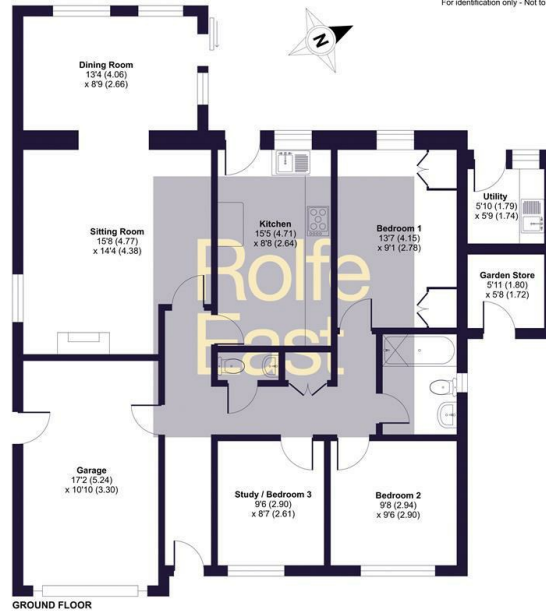
LARGE UNDER COVER PAVED PATIO SEATING AREA ideal for alfresco dining measuring 9'10 in depth x 27'5 in width. Outside lighting, outside tap. Steps rises to further circular ornamental paved patio area.





Redwing Road, Milborne Port, Sherborne, DT9

Approximate Area = 1014 sq ft / 94.2 sq m
Garage = 178 sq ft / 16.5 sq m
Outbuilding = 66 sq ft / 6.1 sq m
Total = 1258 sq ft / 116.8 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). © richcom 2025.
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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		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		