

Rolfe East



Bradford Road, Sherborne, DT9 6BP

Asking Price £1,200,000

- HUGE 4261 SQUARE FEET MODERN DETACHED LUXURY HOME IN PRESTIGIOUS ADDRESS.
- LARGE ATTACHED DOUBLE GARAGE.
- FIVE / SIX DOUBLE BEDROOMS AND FIVE BATHROOMS.
- SHORT WALK TO MAINLINE RAILWAY STATION, TOWN CENTRE AND PRIVATE SCHOOLS.
- STANDING IN LANDSCAPED GARDENS EXTENDING TO OVER A THIRD OF AN ACRE.
- LOVELY COUNTRYSIDE VIEWS AND WALK VERY NEARBY.
- IMPRESSIVE OPEN-PLAN MAIN RECEPTION AREA - 63'6 maximum x 20'9 maximum.
- SWEEPING DRIVEWAY APPROACH PROVIDING OFF ROAD PARKING OR 8 CARS OR MORE.
- LARGE SOUTH-FACING MAIN GARDEN.
- TOP ADDRESS IN 'MILLIONAIRES ROW' ON THE EDGE OF SHERBORNE.

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Atlas House Bradford Road, Sherborne DT9 6BP

63' SITTING ROOM AREA! NO FURTHER CHAIN! COUNTRYSIDE VIEWS! OVER A THIRD OF AN ACRE! 'Atlas House' is a simply stunning, huge 4261 square feet (only £300 per square foot!) detached, modern, luxury home set in a large level plot and landscaped gardens of just over a third of an acre (0.38 acres approximately). Set in the exclusive 'Millionaires Row' in Bradford Road – one of the most prestigious addresses in Sherborne – a short walk to the town centre, mainline railway station and private schools. You approach the house on an impressively long, sweeping private driveway - providing off road parking for eight cars or more - leading to a generous attached double garage. The house is the essence of modern luxury with mains gas fired under floor heating, radiators and a mixture of powder coated aluminium double glazing and oak double glazing. It offers the very best in contemporary open-plan 'wow-factor' living with the main reception area measuring an impressive 63'6 maximum x 20'9 maximum. The vast living accommodation enjoys excellent levels of natural light from dual and multiple aspects and large feature windows. It comprises entrance reception hall, split-level open plan living area in three areas, sitting room, dining room and breakfast area, open-plan kitchen breakfast room with bi-folding door opening on to the rear garden, utility room, office / occasional ground floor bedroom six, and ground floor WC / Cloakroom. On the first floor there is a large landing area, generous master double bedroom with dressing area and en-suite bathroom, two further double bedrooms both with en-suite shower rooms. On the second floor, there is another landing area, two further double bedrooms – one with en-suite shower room and a second floor shower room / WC. There are superb walks from countryside nearby the front door. It is only a short walk to the town centre and mainline railway station to London Waterloo.



Council Tax Band: G



Storm porch, double glazed front door leads to entrance reception hall.

Entrance Reception Hall – 17' Maximum x 9'9 Maximum

A generous greeting area providing a heart to the home, excellent ceiling heights, Velux ceiling window, oak floors, staircase rises to first floor, double doors open front hall main reception room giving a full through-measurement of 29'8 Maximum.

Main open-plan living area – 63'3 Maximum x 20'9 Maximum

This simply fantastic open-plan living area offers magnificent proportions and enjoys a light triple aspect with double glazed windows to the front side and rear enjoying views across fields, oak flooring with underfloor heating, inset ceiling lighting, full height feature windows. This area is split into three main areas.

Dining Area – Oak double glazed windows overlooking the garden enjoying a sunny southerly aspect.

Sitting Room Area – Oak floor, feature windows to the side.

Breakfast Room Area – Double glazed bi-folding doors opening on to the rear garden with countryside views, oak flooring.

Kitchen Breakfast Room – 29'8 Maximum x 15'5 Maximum

A range of contemporary kitchen units comprising stone work surface, decorative tiled surrounds, inset one and half ceramic sink bowl with mixer tap over, double glazed window to the rear overlooks rear garden with countryside views, a range of drawers and cupboards under, integrated dishwasher, inset NEFF induction electric hob, stainless steel NEFF electric oven and grill at eye-level height, integrated fridge and freezer, oak flooring with under floor heating, breakfast bar, a range of wall mounted cupboards with under unit lighting, oak door leads back to entrance reception hall. Further oak door leads to utility room.

Utility Room – 19'2 Maximum x 9'3 Maximum

A huge utility room, a range of panelled kitchen units with stone effect laminated work surface, decorative tiled surrounds, inset stainless steel sink bowl and drainer unit with mixer tap over, a range of cupboards under, space and plumbing for washing machine, double glazed window to the rear, double glazed door to the side, integral door to double garage, oak door leads to office.

Office – 11'2 Maximum x 8'6 Maximum

Oak flooring, double glazed window to the rear, views across rear garden to fields beyond.

Oak door to ground floor WC.

Ground floor WC – Low level WC, wash basin over cupboard, chrome towel rail, oak floor, double glazed window to the side.

Oak staircase rises from entrance reception hall to first floor landing.

First floor landing – Double glazed window to the front, double oak doors lead to airing cupboard housing pressurised sealed hot water cylinder and immersion heater, expansion tank, slatted shelving, oak doors lead off to the first floor rooms.

Master Bedroom – 23'10 Maximum x 17'7 Maximum

An impressive main bedroom enjoying a light dual aspect, double glazed windows to the front and side, radiator with decorative cover, two sets of double oak doors lead to built in cupboard wardrobe space, further fitted wardrobe cupboards, oak door leads to en-suite shower room.

En-suite Shower Room – 11'9 Maximum x 8' Maximum

A contemporary white suite comprising fitted low level WC and bidet, ceramic wash basin over cupboards, panelled bath, glazed shower cubicle with wall mounted mains shower over, double glazed window to the side, chrome heated towel rail.

Bedroom Two – 17'8 Maximum x 14'2 Maximum

A generous second double bedroom, two sets of windows to the rear enjoying countryside views, extensive fitted wardrobe cupboard space, oak door leads to en-suite shower room.

En-suite Shower Room – 9'4 Maximum x 6'11 Maximum

A modern white suite comprising low level WC, wash basin over storage cupboards, double sized glazed shower cubicle with wall mounted mains shower over, tiled walls, chrome heated towel rail, double glazed window to the side.

Bedroom Three – 27'10 Maximum x 14'1 Maximum

Another huge double bedroom, double glazed window to the front, double doors lead to fitted wardrobe cupboards, radiator, dressing area with further wardrobe, oak door leads to en-suite shower room.

En-suite Shower Room – 9'4 Maximum x 7'5 Maximum

Fitted low level WC, panelled bath, glazed corner shower cubicle with wall mounted mains shower, wash basin over cupboard, chrome heated towel rail, double glazed window to the rear.

Staircase rises from the first floor landing to the second floor landing, double glazed Velux ceiling window to both sides, radiator, doors lead off to the second floor rooms.

Bedroom Four – 14'7 Maximum x 17'8 Maximum

Another double bedroom enjoying a light dual aspect and excellent countryside views, radiator, oak door leads to en-suite shower room.

En-suite Shower Room – 7'6 Maximum x 10'2 Maximum

A modern white suite comprising low level WC, wash basin over storage cupboard, glazed corner shower cubicle with wall mounted mains shower, double glazed window to the side, chrome heater towel rail.

Bedroom Five – 25'4 Maximum x 12'1 Maximum

A fifth generous double bedroom enjoying a light dual aspect with double glazed windows to the front and side, radiator, fitted wardrobe cupboard space, oak door leads to en-suites shower room.

En-suite Shower Room – 10' Maximum x 6' Maximum

Double glazed Velux window to the side, white suite comprising wash basin with cupboards under, low level WC, chrome heated towel rail, glazed shower cubicle with wall mounted mains shower over.

Outside

This stunning property occupies a large level plot extending to just over a third of an acre (0.38 acres approximately). Driveway access from Bradford Road leads to a huge private driveway providing offroad parking for 8 cars or more, leading to an attached double garage.

Attached Double Garage – 19'9 in depth x 19'11 in width

Two automated up and over garage doors, light and power connected, internal door to utility room.

Gardens

The front garden is laid mainly to lawn and provides a depth of 140' from the road. It boasts a variety of plants, shrubs and trees, including an impressive pine and magnolia trees, a variety of well stocked flower beds and borders, outside lighting, storm porch with outside lighting, paved patio area enjoying a sunny south facing aspect at the front, outside power point. Side pathway and side garden with outside lighting continues to the rear. Second side pathway leads to the rear with outside tap and outside lighting.

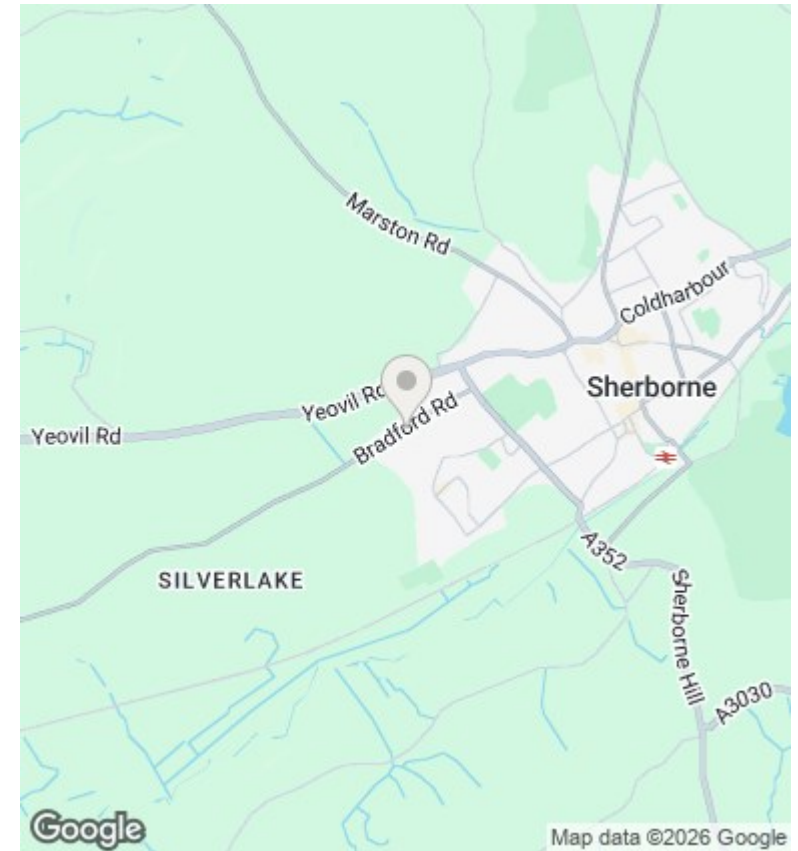
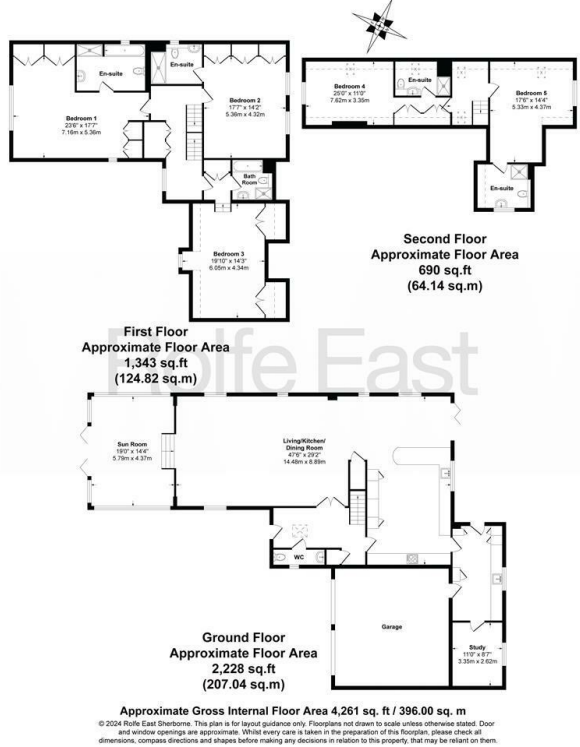
Rear Garden – 36'5 in depth x 73' in width

The rear garden is arranged for low maintenance purposes and laid to patio, outside lighting, outside power point, attached storage facility, a variety of well stocked flowerbeds and borders, raised flower beds and borders, rockery garden. The rear garden is enclosed by stone walls and timber fencing and backs on to fields and countryside.





Bradford Road, Sherborne, Dorset, DT9



Directions

Viewings

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

Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	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	