Rolfe East







Longford Road, Thornford, DT9 6QQ

Guide Price £290,000

- TWO BEDROOM PERIOD CHARACTER END-OF-TERRACE COTTAGE (1018 square feet).
- HUGE REAR GARDEN BACKING ON TO FIELDS WITH COUNTRYSIDE VIEWS.
- SCOPE TO EXTEND (subject to planning permission).
- VACANT - NO FURTHER CHAIN.
- TOP DORSET VILLAGE CENTRE POSITION - THORNFORD.
- CHARACTER INCLUDES STONE INGLENOOK FIREPLACE AND EXPOSED BEAMS.
- ELECTRIC HEATING AND uPVC DOUBLE GLAZING.
- VERY SHORT WALK TO VILLAGE PUB, SHOP AND SCHOOL.
- ENVIABLY FREE FROM THE RESTRICTIONS OF GRADE II LISTING.
- SHORT DRIVE TO SHERBORNE TOWN AND RAILWAY STATION TO LONDON WATERLOO.

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Thornhill View, 434 Longford Road, Thornford DT9 6QQ

NO FURTHER CHAIN! Thornhill View is an end-of-terrace, period cottage (1018 square feet) situated in a superb village centre position in the heart of the popular Dorset village of Thornford – a short walk to the village pub, shop and school. The cottage boasts a generous rear garden backing on to fields with some lovely countryside views. It is a short drive to Sherborne town centre and the mainline station to London Waterloo. The property is enviably free from the restrictions of Grade II listing and boasts electric heating and uPVC double glazing. There is scope to extend the property at the rear, subject to the necessary planning permission. This rare property enjoys a wealth of character features including a natural stone Inglenook fireplace with cast iron log burning stove and original bread oven and exposed beams. The well laid out accommodation briefly comprises entrance porch / boot room, sitting room, dining room, kitchen / breakfast room, utility area, rear lobby and ground floor WC. On the first floor there is a landing area, two double bedrooms and a first floor shower room. There are superb walks from nearby the front door. Thornford village is one of the closest villages to Sherborne town. It is incredibly sought-after and properties of this nature very rarely come to the open market. Thornford offers a superb public house, primary school rated 'outstanding' by Ofsted, village store and post office, village hall, parish church and its own cricket club. All of these amenities are within walking distance of the property. There are also lovely countryside walks from nearby the front door. In addition Thornford station is situated on the Weymouth to Bristol line which includes Bath and links to the Midlands and North. It is only a short drive to the popular, picturesque town centre of Sherborne with its coveted high street, buzzing, popular out-and-about culture, boutique stores, organic bakeries, coffee shops, restaurants, gastro-pubs and farmers market.

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Council Tax Band: C





Sherborne has 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.

Hardwood and glazed front door leads to
ENTRANCE HALL: 6'8 maximum x 4'3 maximum. A useful greeting area. uPVC double glazed windows to the front and side. Tiled floor. Electric heater. Glazed oak and panelled door leads from the entrance hall to the

SITTING ROOM: 12'10 maximum x 14'1 maximum. A generous main reception room enjoying a wealth of character features including natural stone Inglenook fireplace with a large cast iron log burning stove, original bread oven feature, stone paved hearth, exposed beam, two uPVC double glazed windows to the front boasting an easterly aspect, electric Dimplex night storage heater. Oak door gives access to stairwell to the first floor. Further oak door leads to large understairs storage cupboard space. Door from the sitting room leads to the

DINING ROOM: 16'7 maximum x 9' maximum. A generous second reception room, uPVC double glazed window to the front. Electric night storage heater, shelved alcove, TV point. Glazed door from the dining room leads to the

KITCHEN BREAKFAST ROOM: 16'2 maximum x 9'3 maximum. A superb open-plan room enjoying a range of oak panel kitchen units comprising laminated work surface, decorative tiled surrounds, inset stainless steel one and a half sink bowl and drainer unit, mixer tap over, inset gas hob with electric oven under, a range of drawers and cupboards under, space and plumbing for washing machine and dishwasher, a range of matching wall mounted cupboards with under unit lighting, wall mounted cooker hood extractor fan, ceramic floor tiles, breakfast bar, two uPVC double glazed windows to the rear boasting a westerly aspect and the afternoon sun. Space for upright fridge freezer. sliding door leads to inner hall with shelved recess. Door from the inner hall leads to

GROUND FLOOR WC / CLOAKROOM: 5'3 maximum by 2'3 maximum. Fitted low level WC, wall mounted wash basin, tiled walls and floor, uPVC double glazed window to the rear. Extractor fan.

Multi-pane glazed door leads from the kitchen breakfast room to the

REAR LOBBY / BOOT ROOM: 3'4 maximum x 4'4 maximum. Shelving, tiled floor, uPVC double glazed door to the rear garden.

Oak door from the sitting room leads to stairwell rising to the first floor. First floor landing. Electric night storage heater. Doors lead off the landing to the first floor rooms.

BEDROOM ONE: 16' maximum x 9' maximum. A generous double bedroom enjoying a light dual aspect with uPVC double glazed windows to the front and rear. Telephone point, exposed floorboards. Chimney breast feature, ceiling hatch to loft space.

BEDROOM TWO: 10' maximum x 14'8 maximum. A second generous double bedroom, uPVC double glazed window to the front, exposed beams, ceiling hatch to loft space.

FAMILY BATHROOM: 11'6 maximum x 5' maximum. A modern white suite comprising low level WC, wash basin over storage cupboard, tiled splashback. Panel bath with glazed shower screen

over, wall mounted electric shower over, tiling to splash prone areas, uPVC double glazed window to the side, heated towel rail, extractor fan, double doors lead to fitted airing cupboard with a lagged hot water cylinder and immersion heater, slatted shelves.

OUTSIDE: Pathway leads to front door, timber gate gives access to paved patio courtyard, area to store recycling containers and wheelie bins, LPG tanks, outside light and outside tap.
BRICK BUILT GARDEN STORE: 9' maximum x 6'1 maximum. Light and power connected. Attached log store.

Steps rise to the main rear garden. This huge rear garden enjoys a sunny westerly aspect and backs on to fields. There are various portions of lawned garden, enjoying a selection of mature trees, plants and shrubs, greenhouse, timber garden store with rainwater harvesting butt, further area of patio seating area at the rear of the garden, overlooking fields and enjoying extensive countryside views.

PLEASE NOTE: There is a right of way across the rear and side of the property for two neighbouring cottages.















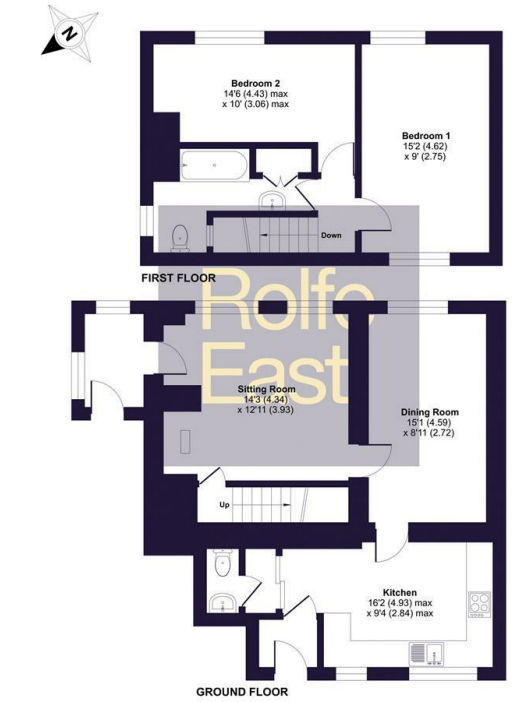




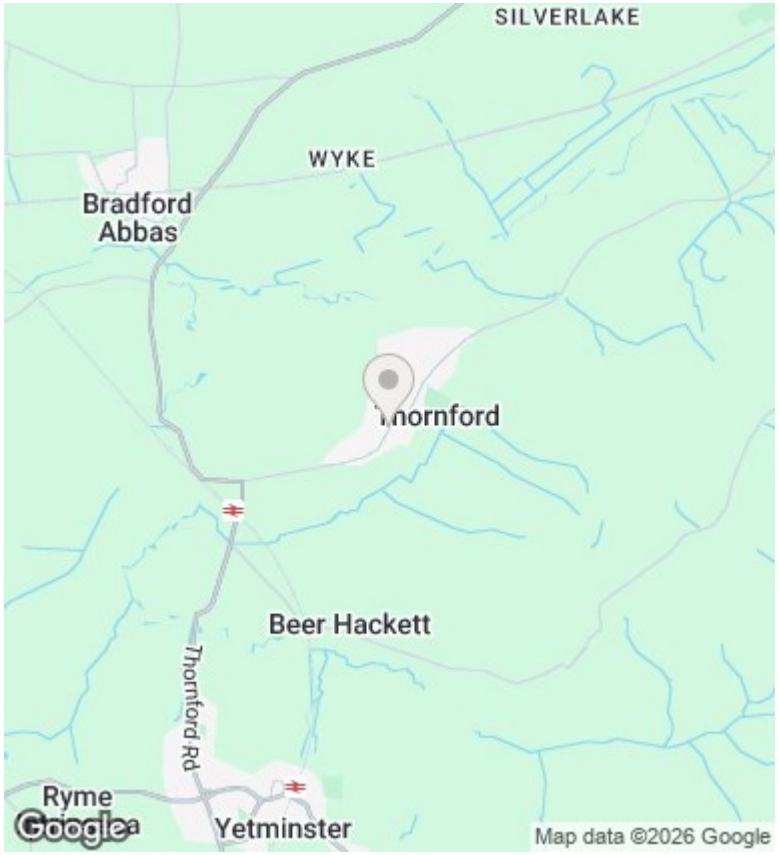
Longford Road, Thornford, Sherborne, DT9

Approximate Area = 1018 sq ft / 94.5 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). ©nichecom 2026. Produced for Rolfe East Sherborne Ltd. REF: 1499064



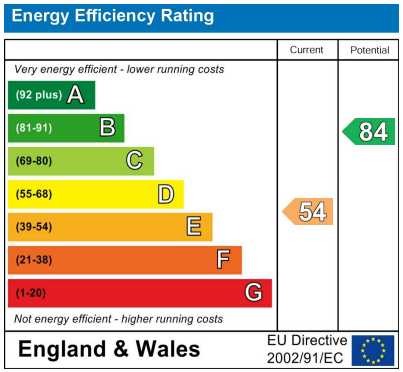
Directions

Viewings

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

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