Rolfe East







South Street, Sherborne, DT9 3LT

Guide Price £399,950

- PRETTY PERIOD TERRACED GRADE II LISTED COTTAGE WITH THREE GENEROUS BEDROOMS.
- EXCELLENT TOWN CENTRE LOCATION OFF SOUTH STREET.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND TIMBER DOUBLE GLAZING.
- PARKS AND COUNTRYSIDE WALKS NEARBY THE FRONT DOOR.
- PRIVATE DRIVEWAY PARKING FOR 1-3 CARS.
- VERY SHORT LEVEL WALK TO RAILWAY STATION TO LONDON WATERLOO AND EXETER.
- LARGE MAIN RECEPTION AREA - IDEAL FOR ENTERTAINING!
- PRIVATE REAR COURTYARD GARDEN.
- VERY SHORT WALK TO SHERBORNE ABBEY, MARKET SQUARE AND SUPERB TOWN CENTRE.
- LIGHT EAST-TO WEST ASPECT WITH DUAL ASPECTS IN MAIN ROOM.

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7 Bridewell Court South Street, Sherborne DT9 3LT

IN THE HEART OF SHERBORNE TOWN CENTRE! DRIVEWAY PARKING FOR 2 CARS '7 Bridewell Court' is a simply lovely, Grade II listed, terraced, period cottage dating back to 17th century. It is located in one of the best addresses in the highly sought-after town centre – South Street – a short, level walk to the bustling High Street and mainline railway station to London Waterloo. The property is found in good decorative order throughout and offers deceptively spacious accommodation and excellent levels of natural light via a sunny west-to-east aspect. There is a private driveway providing off road parking for one to three cars plus a quaint courtyard garden at the rear with separate side access. It is heated by a mains gas-fired radiator central heating system and benefits from bespoke timber double glazing. The well laid out accommodation comprises entrance reception hall, large sitting room / dining room and kitchen. On the first floor, there is a landing area, three double bedrooms and a family bathroom. This lovely home also has country walks from nearby the front door at Purlieu Meadow, The Terraces and the Sherborne Castles – ideal as you do not have to put the children or the dogs in the car! It is only a very short, level walk to the centre of Sherborne town with its 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. THIS RARE AND UNIQUE PROPERTY MUST BE VIEWED IN ORDER TO BE FULLY APPRECIATED.

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Council Tax Band: D





Pathway to storm porch with outside light. Glazed and panelled front door leads to

ENTRANCE RECEPTION HALL: 7’7 maximum x 7’4 maximum. A useful greeting area providing a heart to the home, staircase rises to the first floor, ceramic floor tiles, radiator, telephone point. Panel door leads to

SITTING ROOM / DINING ROOM: 23’6 maximum x 17’4 maximum. A beautifully proportioned main open-plan reception room enjoying a light dual aspect with two double glazed windows to the front boasting a sunny south westerly aspect, double glazed window to the rear overlooks the rear courtyard garden, two radiators, oak period style fire surround and painted hearth, TV point, oak flooring. Panel door from the main reception room leads to the

KITCHEN: 10’11 maximum x 9’8 maximum. A range of modern kitchen units comprising timber effect laminated worksurfaces, inset ceramic sink bowl and drainer unit with mixer tap over, decorative tiled surrounds, inset electric hob with electric oven under, a range of drawers and cupboards under, integrated undercounter fridge and freezer, pan drawers, space and plumbing for washing machine and dishwasher, a range of matching wall mounted cupboard, wall mounted Worchester gas fired boiler, timber effect flooring, radiator, double glazed door to the rear overlooks the rear courtyard.

Staircase rises from the entrance reception hall to the

FIRST FLOOR LANDING: Double glazed Velux window to the rear, exposed beams, useful alcove, ceiling hatch to loft space. Door leads to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelving, ceiling hatch to loft space. Doors lead off the landing to the first floor rooms.

BEDROOM ONE: 12’1 maximum x 10’1 maximum. A generous double bedroom, double glazed window to the front, exposed beams, radiator, sliding doors lead to fitted wardrobe cupboard space.

BEDROOM TWO: 12’5 maximum x 8’11 maximum. Double glazed Velux window to the rear, radiator, double doors lead to fitted wardrobe cupboard space.

BEDROOM THREE: 9’2 maximum x 9’7 maximum. Double glazed window to the front, radiator, doors lead to fitted wardrobe cupboard space.

FIRST FLOOR FAMILY BATHROOM: 7’2 maximum x 5’11 maximum. A modern white suite comprising low level WC, wash basin over storage drawer with mixer tap over, tiled splashback, panel bath with electric shower over, shower rail, tiling to splash prone areas, double glazed Velux ceiling window to the rear, chrome heated towel rail, illuminated wall mirror.

OUTSIDE:
At the front of the property there is a private driveway providing off road parking for 2-3 cars. Pathway leads to storm porch with outside light.

COURTYARD GARDEN: 23’ maximum in width x 9’7 maximum in depth. A private courtyard garden at the rear of the property, arranged for low maintenance purposes, laid to paving, ideal drying area, outside light, outside tap, area to store recycling containers and wheelie bins. This property benefits from rear access to the garden at the side.











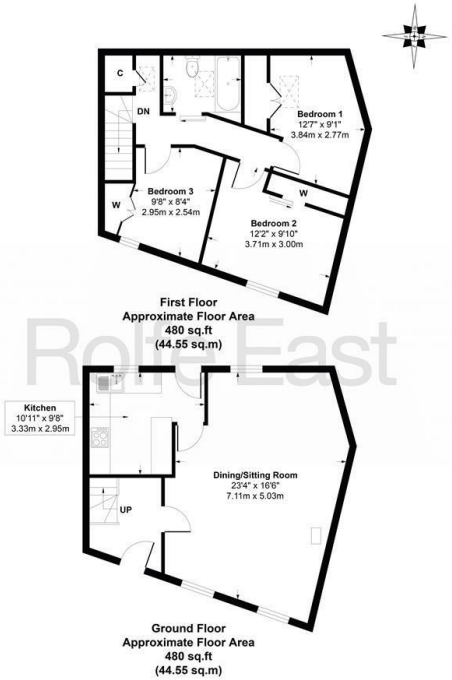








South Street, Sherborne, Dorset, DT9



Approximate Gross Internal Floor Area 960 sq. ft / 89.10 sq. m

© 2024 Rolfe East Sherborne. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. Whilst every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.



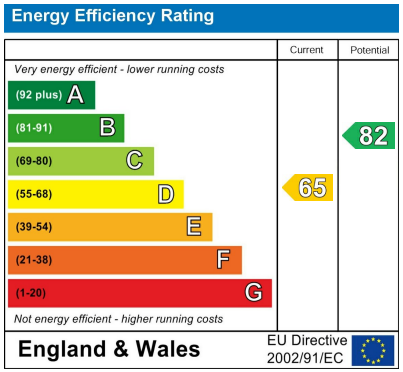
Directions

Viewings

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

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