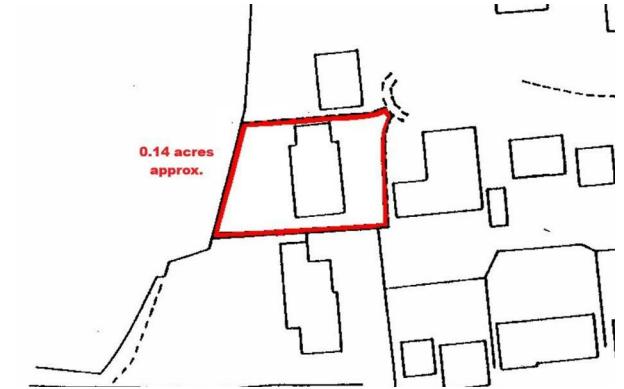


# Rolfe East



## Gifle View, Thornford, DT9 6SS

Guide Price £399,950

- MODERN WELL PRESENTED DETACHED BUNGALOW.
- DRIVEWAY PARKING FOR 3-4 CARS INCLUDING SPACE FOR CARAVAN OR MOTORHOME.
- uPVC DOUBLE GLAZING AND NEW EFFICIENT FISCHER ELECTRIC RADIATORS.
- VACANT - NO FURTHER CHAIN.
- BREATH-TAKING EXTENSIVE COUNTRYSIDE VIEWS AT THE REAR.
- ATTACHED SINGLE GARAGE.
- SHORT WALK TO PRETTY VILLAGE CENTRE, POPULAR PUB, SHOP AND PRIMARY SCHOOL.
- LEVEL PLOT AND GENEROUS REAR GARDEN EXTENDING TO 0.14 ACRES APPROXIMATELY.
- RECENTLY REPLACED KITCHEN AND BATHROOM.
- SHORT DRIVE TO CENTRE OF SHERBORNE AND RAILWAY STATION TO LONDON WATERLOO.

# 4 Gifle View, Thornford DT9 6SS

VACANT - NO FURTHER CHAIN. '4 Gifle View' is an attractive, modern, detached bungalow with three generous bedrooms situated in a choice, 'tucked away', prestigious, residential cul-de-sac address near to the centre of this popular Dorset village, a short drive from the historic town of Sherborne and the mainline railway station to London Waterloo. This superb home boasts breathtaking, extensive countryside views at the rear and occupies a generous, level plot extending to 0.13 acres. The rear garden boasts excellent privacy and a sunny westerly aspect – taking in many sunsets! The bungalow benefits from an attached single garage and also has private driveway parking for three to four cars. There is space to park a motorhome or caravan at the front as well plus unrestricted, free street parking at the front on the cul-de-sac. The property has been the subject of considerable improvement by the current owners with new kitchen and bathroom fitted plus much more. It benefits from uPVC double glazing and the latest new electric radiators plus an efficient electric water boiler. The accommodation enjoys good levels of natural light and is well laid out. It comprises entrance porch, entrance reception hall, sitting room with open fireplace, leading in to dining room area and kitchen breakfast room. There are three generous bedrooms – all with fitted wardrobes and a family shower room (formerly incorporating a bath). There are superb rural walks from nearby the front door as well as being within walking distance of the pretty village centre, popular primary school, superb village pub and village shop. There are a great selection of country pubs in neighbouring villages nearby. This wonderful home is situated near the centre of the sought-after village of Thornford in Dorset – only a very short drive to both Sherborne and Yeovil towns.



Council Tax Band: D



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. In addition Thornford station is situated on the Weymouth to Bristol line which includes Bath and links to the Midlands and North.

The historic town centre of Sherborne is within a short driving distance with its superb boutique high street with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. 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. It is also a short drive to the mainline railway station making London Waterloo in just over two hours. This excellent property is perfect for those mature couples or families looking to settle in their ultimate West Country home, retiring cash buyers from the South East looking to run to the countryside and this superb area, possibly linked to the excellent local private schools and indulging in the 'race for space', the pied-a-terre market, air b&b and rental market plus much more.

Paved pathway to storm porch with outside light. uPVC double glazed front door to

ENTRANCE VESTIBULE: 6'1 maximum x 4'5 maximum. uPVC double glazed window to the front. Glazed door and side light leads to

ENTRANCE RECEPTION HALL: 12'3 maximum x 12'3 maximum. A generous greeting area providing a heart to the home, period-style ceiling coving, electric radiator, ceiling hatch to loft storage space. Double oak folding doors lead to large hall storage cupboard space housing water softener. Further oak door leads to airing cupboard housing electric water boiler, slatted shelving. Oak doors lead off the entrance reception hall to further rooms.

SITTING ROOM: 14'2 maximum x 13'3 maximum. A beautifully presented main reception room, uPVC double glazed feature bay window to the front boasting a sunny southerly aspect, feature open fireplace with period style stone surrounds and hearth, electric radiator, TV point. Large entrance leads from the sitting room through to the

dining room providing a full through-measurement of 23'6 maximum.

DINING ROOM: 10'1 maximum x 8'4 maximum. uPVC double glazed double French doors open onto the rear garden enjoy extensive countryside views, electric radiator. Entrance from the dining room leads to kitchen breakfast room providing a full through-measurement of 18'8 maximum.

KITCHEN BREAKFAST ROOM: 10'2 maximum x 11'2 maximum. An extensive range of tasteful contemporary kitchen units comprising granite worksurface and surrounds, inset ceramic sink bowl with mixer tap over, drainer unit, inset electric oven and hob with stainless steel splashback, a range of drawers and cupboards under, integrated washing machine, integrated dishwasher, integrated under counter freezer and fridge, built in eyelevel stainless steel electric oven and grill, a range of matching wall mounted cupboards, wall mounted stainless steel cooker hood extractor fan, decorative tiled surrounds, uPVC double glazed window to the rear enjoys views across the rear garden and extensive countryside views beyond, uPVC double glazed door to the rear.

BEDROOM ONE: 10'11 maximum x 10'11 maximum. A generous double bedroom, uPVC double glazed window to the rear overlooking the rear garden and boasting extensive countryside views, electric radiator, full height sliding mirrored doors lead to fitted wardrobe cupboard space.

BEDROOM TWO: 11'9 maximum x 8'11 maximum. A double bedroom with uPVC double glazed window to the front, electric radiator, full height sliding mirrored doors lead to fitted wardrobe cupboard space.

BEDROOM THREE / DRESSING ROOM: 9'1 maximum x 6'9 maximum. uPVC double glazed window to the front, full height sliding mirrored doors lead to wardrobe cupboard space, electric panel heater.

FAMILY SHOWER ROOM: 6'9 maximum x 5'10 maximum. A modern replacement white suite comprising low level WC, wash basin over storage drawers, glazed double-size corner shower cubicle with wall mounted mains shower over, tiled walls and floor, chrome heated towel rail, uPVC double glazed window to the rear.

OUTSIDE:

At the front of the property there is a large portion of front garden measuring 45'9 in

width x 23'5 in depth. The front garden is laid to stone chippings and paving. There is a variety of well stocked flowerbeds and borders enjoying a selection of mature plants and shrubs, paved pathway leads to the front door with outside lighting.

PLEASE NOTE: This front garden area laid to stone chippings could be used to store a caravan or motorhome or act as further off-road parking.  
Dropped curb from the cul-de-sac gives access to a

PRIVATE DRIVEWAY providing off road parking for 2 cars, leading to

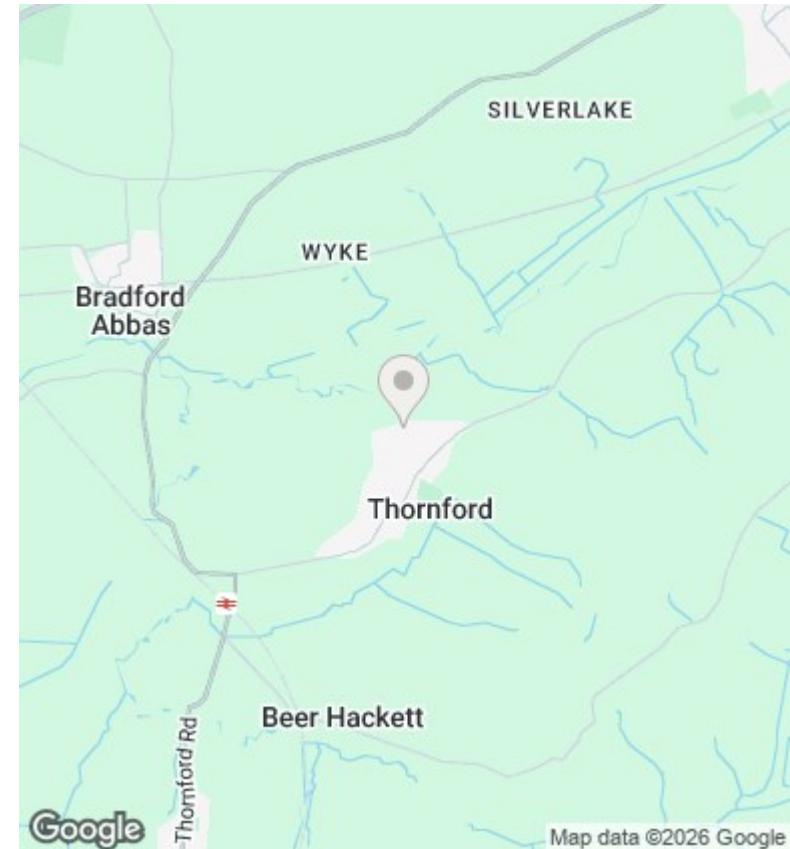
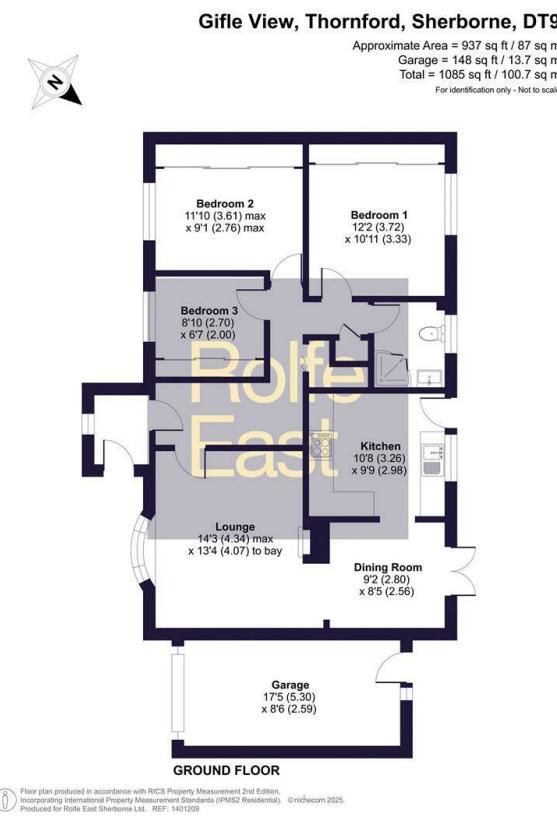
ATTACHED SINGLE GARAGE: 17'10 in depth x 8'6 in width. Metal up-and-over garage door, light and power connected, various storage units and shelves, glazed door and window to the rear.

Timber gate from the driveway area gives access to a side area, outside power point. Side pathway leads to the

MAIN REAR GARDEN: 57'1 in width maximum x 41'5 in length maximum. Garden measures 42'8 in depth maximum. Rear garden is laid to level lawn and boasts extensive countryside views at the rear, backing onto fields. A variety of shaped flowerbeds and borders well stocked with plants and shrubs, some mature trees, inset ornamental fishpond, paved patio area, outside lighting, outside power point, rain water harvesting butt, timber garden shed, area to store recycling containers and wheelie bins.







## 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
(39-54)	E	
(21-38)	F	
(1-20)	G	18
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC