Rolfe East







Combe Hill, Milborne Port, DT9 5BG

Best Offers Over £499,950

- BEAUTIFULLY PRESENTED MODERN DETACHED HOUSE (1553 SQUARE FEET).
- INTEGRAL GARAGE / WORKSHOP PLUS GATED DRIVEWAY PARKING FOR 6 CARS.
- FOUR DOUBLE BEDROOMS IN TOTAL.
- SHORT DRIVE TO SHERBORNE TOWN AND RAILWAY STATION TO LONDON WATERLOO.
- FAVOURED EDGE-OF-VILLAGE LOCATION.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- COUNTRYSIDE VIEWS AT THE REAR FROM SOME OF THE WINDOWS.
- COUNTRY LANE WALKS FROM THE FRONT DOOR!
- MASTER DOUBLE BEDROOM WITH EN-SUITE SHOWER ROOM.
- SHORT WALK TO EXCELLENT VILLAGE CENTRE AMENITIES.

80 Cheap Street, Sherborne, Dorset, DT9 3BJ
01935 814 929

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118 Combe Hill, Milborne Port DT9 5BG

LOVELY EDGE-OF-VILLAGE LOCATION! ‘118 Combe Hill’ is a beautifully finished, modern, extended, detached house (1553 sq ft) situated in a favourable residential country lane address on the rural outskirts of this popular village. There is gated, off road driveway parking at the front for six cars leading to a single integral garage / workshop. The house boasts a level, lawned, enclosed garden at the rear enjoying a good level of privacy and a sunny east-facing aspect. The house enjoys countryside views from the windows. It is a short walk to the pretty village centre and excellent amenities plus a short drive to the boutique high street and town centre of Sherborne with a mainline railway station to London Waterloo (in just over 2 hours directly). The house benefits from mains gas fired radiator central heating and uPVC double glazing. The well-arranged accommodation is arranged over two floors and enjoys excellent levels of natural light. The accommodation comprises entrance porch, entrance reception hall, sitting room, open-plan kitchen / breakfast room, dining room leading into a garden room and WC / Cloakroom. On the first floor, there is a landing area, master double bedroom with en-suite shower room, three generous further double bedrooms and a family shower room (formerly incorporating a bath). The house has country lane walks from the front door – ideal as you do not need to put the children or the dogs in the car! It is also a short walk to the pretty village centre, church, public house, primary school and village shops. Milborne Port boasts The Clockspire - a superb new restaurant, a brand new Co-op mini supermarket and a very good doctors surgery. It is a short drive to 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.

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Council Tax Band: E





Sherborne has also recently won the award for the best place to live in the Southwest 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 excellent property is perfect for young couples or families looking to settle in a village home, cash buyers from the southeast and London possibly linked with the excellent local private schools and indulging in the 'race for space', the pied-a-terre market, rental / holiday rental market and much more.

uPVC double glazed front door to

ENTRANCE PORCH: 5'1 maximum x 4'3 maximum. uPVC double glazed window to the side, tiled floor, electric light connected, oak glazed door leads to

ENTRANCE RECEPTION HALL: 17'1 maximum x 13'6 maximum. A generous L-shaped entrance hall providing a greeting area and a heart to the home, tiled floor, moulded skirting boards and architraves, telephone point, radiator, staircase rises to the first floor, oak door leads to under stairs storage cupboard with light connected. Internal door leads to integral garage. Oak doors lead off the entrance hall to the main ground floor rooms.

SITTING ROOM: 16'2 maximum x 11'4 maximum. A beautifully presented main reception room with uPVC double glazed window to the front, oak flooring, moulded skirting boards and architraves, period-style fire surround with living flame gas fire, hearth, two radiators, TV point, telephone point, oak glazed double doors lead to the garden room / dining room. When open, this provides a full through-measurement of 37'5 maximum.

GARDEN ROOM / DINING ROOM: 20'8 maximum x 12'6 maximum. A super, extended second reception area able to accommodate large dining room table, uPVC double glazed windows to the rear and sides, uPVC double glazed double French doors open on to the rear patio, excellent ceiling heights, two double glazed Velux ceiling windows, oak flooring, two radiators, moulded skirting boards and architraves, TV point. Oak glazed doors from garden room / dining room and the entrance hall lead to the

KITCHEN / BREAKFAST ROOM: 12' maximum x 9'8' maximum. A range of recently replaced contemporary kitchen units comprising granite effect Corian work surfaces, inset stainless steel sink bowl and mixer tap over, electric induction hob with stainless steel electric oven under, a range of drawers and cupboards under, integrated dishwasher and washing machine, integrated under counter fridge, glass splashback, wall mounted stainless steel cooker hood / extractor fan, a range of matching wall mounted kitchen units with under unit lighting, low level ambient lighting, uPVC double glazed window to the rear overlooks the rear garden, uPVC double glazed door to the side, decorative floor tiles, radiator.

Oak door leads from the entrance hall leads to

GROUND FLOOR WC / CLOAKROOM: 7'4 maximum x 2'10 maximum. Fitted low level WC under work surface, shelved alcove, wall mounted wash basin over cupboard, heated towel rail, uPVC double glazed window to the side, wall mounted mirrored bathroom cabinet.

Staircase rises from the entrance reception hall to the

FIRST FLOOR LANDING: 12'8 maximum x 5'1 maximum. Oak and glass balustrades, uPVC double glazed stairwell window to the side, moulded skirting boards and architraves, oak effect laminate flooring, ceiling hatch and loft ladder leads to loft storage space, panel door to airing cupboard, slatted shelves and radiator. Panel doors lead off the landing to the first floor rooms.

MASTER BEDROOM: 11'11 maximum x 11'3 maximum. A generous main double bedroom, uPVC double glazed window to the front, radiator, oak effect laminate flooring, moulding skirting boards and architraves, double doors lead to fitted wardrobe cupboard space, panel door leads to

EN-SUITE SHOWER ROOM: 9' maximum x 3'9 maximum. A replacement modern suite comprising low level WC, wall mounted wash basin, glazed shower cubicle with wall mounted mains shower over, tiled walls and floor, heated towel rail, uPVC double glazed window to the side, mirrored bathroom cabinet, tiled floor, extractor fan.

BEDROOM TWO: 13'3 maximum x 9'10 maximum. A second double bedroom, uPVC double glazed window to the rear enjoying extensive countryside views, moulded skirting boards, radiator, oak effect laminate flooring, recess provides space for free standing wardrobe.

BEDROOM THREE: 11’5 maximum x 9’10 maximum. Another double bedroom, uPVC double glazed window to the rear enjoying extensive countryside views, oak effect laminate flooring, radiator, moulded skirting boards and architraves, recess provides space for free standing wardrobe.

BEDROOM FOUR: 13’4 maximum x 6’11 maximum. A small fourth double bedroom, uPVC double glazed window to the front, radiator, moulded skirting boards and architraves, oak effect laminate flooring, fitted wardrobe over stairs.

FAMILY SHOWER ROOM (formerly incorporating a bath): 8’3 maximum x 5’2 maximum. A modern replacement white suite comprising low level WC, wall mounted wash basin, walk-in double sized glazed shower cubicle with wall mounted mains shower over, tiled walls and floor, chrome heated towel rail, uPVC double glazed window to the side, extractor fan, mirrored bathroom cabinet.

OUTSIDE: At the front of the property, double timber gates give vehicular access from the country lane to a large, private, enclosed driveway giving a depth of 50’ from the lane and providing off road parking for up to 6 cars. Outside light. Paved patio seating area enjoys the sun and a westerly aspect.
Driveway leads to

INTEGRAL GARAGE: 17’8 maximum depth x 9’4 maximum width. Up and over garage door, light and power connected, integral door leads to the entrance hall, sink in worksurface, space for fridge, freezer and tumble dryer, ceiling hatch.

Timber gates on both sides of the house give access to the main rear garden.

MAIN GARDEN: 22’6 maximum depth x 36’6 maximum in width. Situated at the rear of the property, this level enclosed rear garden offers a good degree of privacy and is laid mainly to lawn. It is enclosed by timber panel fencing and boasts a large paved patio seating area, outside power point, tap and lighting, a variety of borders with mature trees and shrubs, area to store recycling containers and wheelie bins,

LARGE DETACHED TIMBER OUTBUILDING: 15’8 maximum width x 9’3 maximum depth. uPVC double glazed window to the front, fitted work bench and shelves.

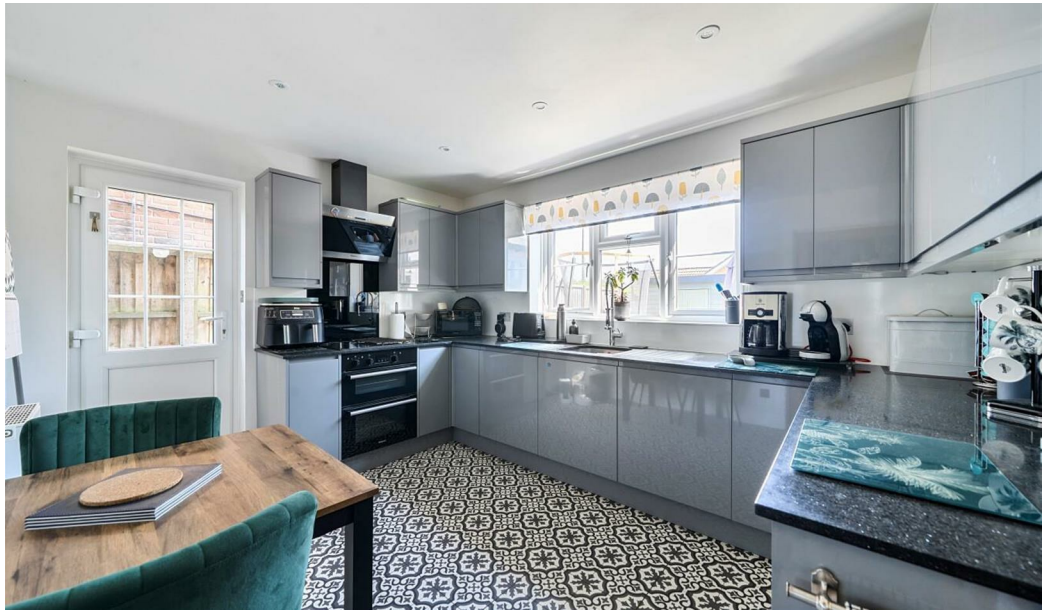










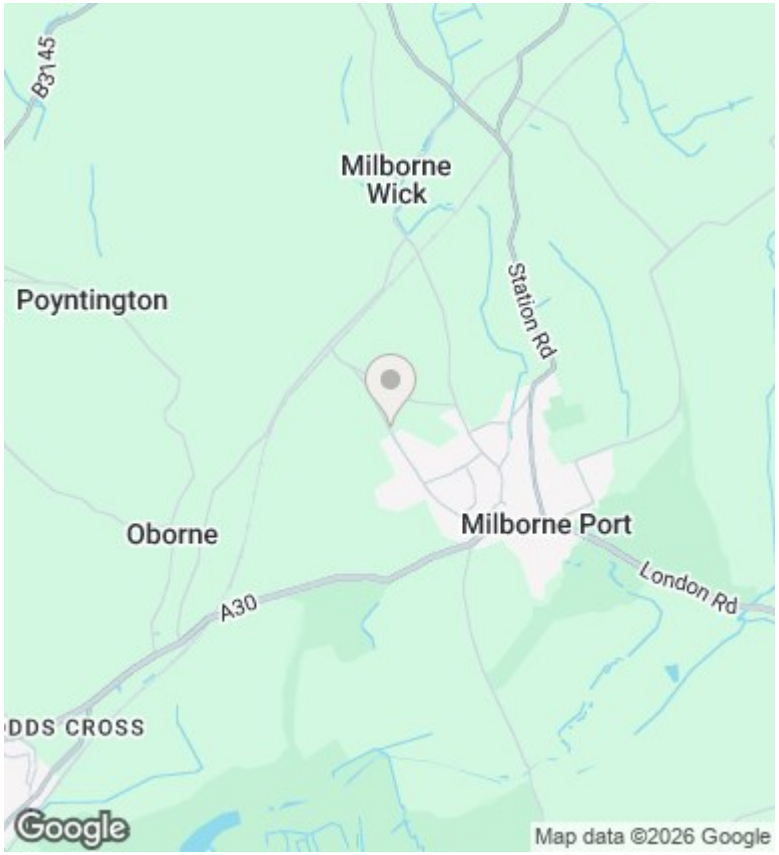












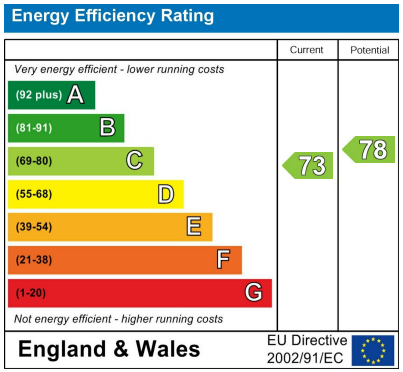
Directions

Viewings

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

Council Tax Band

E



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