Rolfe East

Newtown, Milborne Port, DT9 5BH

Guide Price £359,500

- SPACIOUS TERRACE DOUBLE FRONTED COTTAGE - 3 DOUBLE BEDROOMS! (1338 square feet).
- DATING BACK TO CIRCA 1818 - ENVIABLY FREE FROM GRADE II LISTING.
- SITTING ROOM, DINING ROOM, LARGE GARDEN ROOM AND KITCHEN BREKFAST ROOM.
- SHORT DRIVE TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.
- BEAUTIFUL LARGE SOUTH-FACING REAR GARDEN ENJOYING EXCELLENT PRIVACY.
- TOP DESIRABLE ADDRESS IN SOMERSET VILLAGE.
- GROUND FLOOR WC AND UTILITY ROOM.
- PRIVATE DRIVEWAY PROVIDING OFF ROAD PARKING FOR 2 CARS.
- SOLAR PANELS, MAINS GAS RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- SHORT WALK TO EXCELLENT VILLAGE AMENITIES, DOCTORS SURGERY AND SCHOOL.

80 Cheap Street, Sherborne, Dorset, DT9 3BJ
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6 Newtown, Milborne Port DT9 5BH

‘6 Newtown’ is a simply lovely, deceptively spacious (1338 square feet), double-fronted, mid terraced, period cottage dating back to approximately 1818. This superb home has been extended and finished to an exceptional standard throughout. It boasts private off road driveway parking for two cars at the front and a large, stunning, level landscaped garden at the rear boasting a sunny south easterly aspect. It is situated in, arguably, the best address in Milborne Port – Newtown – a short walk to excellent village amenities and the pretty village centre. It is a short drive to the town centre of Sherborne and the mainline railway station to London Waterloo. There are excellent country walks from nearby the front door – ideal as you do not have to put the children or the dogs in the car! It offers an eclectic blend of period character features and modern living. It is heated by mains gas fired radiator central heating and also benefits from uPVC double glazing. The well laid out accommodation enjoys excellent levels of natural light from a sunny south easterly aspect at the rear and dual aspects. It comprises entrance porch, sitting room, garden room, dining room, kitchen / breakfast room, walk-in larder, inner hall, utility room, rear lobby and ground floor WC. Stairs rise to a first floor landing area, three generous double bedrooms and a luxury family bathroom. The property is very near the beating heart of this pretty village on the Somerset / Dorset borders. It is a very short walk to the 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. THIS SUPERB COTTAGE IS BIGGER THAN YOU MIGHT THINK AND MUST BE VIEWED INTERNALLY TO BE APPRECIATED.

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Council Tax Band: C

It is a very short drive to the sought-after, historic town centre of Sherborne with its superb boutique high street and cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. The town centre also benefits from the mainline railway station making London Waterloo in just over two hours. The property is a very short, level walk to this station. 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.

uPVC double glazed and panelled front door to

ENTRANCE PORCH: 3'11 maximum x 2'10 maximum. uPVC double glazed window to the side. Glazed and panelled door leads to the

DINING ROOM: 12'4 maximum x 11'10 maximum. Feature bay window to the front with two uPVC double glazed windows to the front overlooking the front garden, radiator, storage recess. Panel door to

INNER HALL: Staircase rises to the first floor. Doors lead off the inner hall to further ground floor rooms.

SITTING ROOM: 18'2 maximum x 11'10 maximum. A generous main reception room, uPVC double glazed window to the front, stone period style fire surround and hearth with living flame gas fire, two radiators, oak glazed display cabinet with cupboard under, uPVC double glazed sliding patio door leads to the garden room providing a full through-measurement of 33'9 maximum.

GARDEN ROOM: 14'5 maximum x 10'10 maximum. An impressive room with large uPVC double glazed windows overlooking the rear garden boasting a sunny south easterly aspect, ceramic floor tiles, inset lighting, fitted fan, uPVC double glazed sliding patio doors to the side, electric panel heater.

KITCHEN BREAKFAST ROOM: 14'4 maximum x 8'5 maximum. A range of Shaker-style panelled kitchen units comprising stone composite worksurface and surrounds, inset composite one and a half sink bowl and drainer unit with mixer tap over, electric Seamans induction hob, a range of drawers and cupboards under, cupboard housed space and plumbing for dishwasher, recess provides space for upright fridge freezer, built in Miele electric oven and microwave grill, a range of matching wall mounted cupboards with under unit lighting, concealed wall mounted cooker hood extractor fan, oak effect laminate flooring, inset ceiling lighting, uPVC double glazed window overlooks the rear garden. Panel door leads to walk-in shelved larder cupboard with mains water softener and water filter, uPVC double glazed window to the rear, light and power connected. Glazed and panel door from the kitchen breakfast room leads to the

REAR LOBBY: uPVC double glazed door to the rear. Doors lead off the rear lobby to further rooms.

CLOAKROOM / WC: 4'1 maximum x 2'10 maximum. Low level WC, wash basin over storage cupboard, electric heated towel rail, internal window, ceramic floor tiles.

UTILITY ROOM: 8'10 maximum x 6'4 maximum. Laminated worksurface, tiled surrounds, ceramic Belfast sink, a range of floor and wall mounted cupboard, space and plumbing for washing machine and tumble dryer, engineered oak flooring, wall mounted Worchester Bosch boiler, uPVC double glazed window to the side.

Staircase rises from the inner hall to the

FIRST FLOOR LANDING: Arched feature uPVC double glazed window to the rear overlooks the rear garden and boasts countryside views beyond, feature alcove, ceiling hatch to loft storage space. Panel doors lead off the landing to the first floor rooms.

BEDROOM ONE: 11'9 maximum x 9'9 maximum. A generous double bedroom, uPVC double glazed window to the rear overlooks the rear garden boasting a sunny south easterly aspect and countryside views, radiator, extensive fitted wardrobe cupboard space, wall mounted cupboard space, dressing table and draw units, bedside cabinets.

BEDROOM TWO: 11'5 maximum x 9'4 maximum. A second generous double bedroom, uPVC double glazed window to the front, extensive fitted wardrobe cupboard space, radiator.

BEDROOM THREE / OFFICE: 14'1 maximum x 11'3 maximum. A third generous double

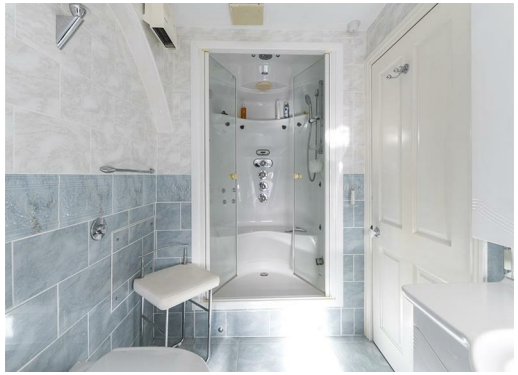
bedroom, uPVC double glazed window to the front, two radiators, extensive fitted wardrobe cupboard space currently fitted with a large study area, fitted worksurface and desk, storage cupboards under, exposed beams.

FIRST FLOOR FAMILY BATHROOM: 12’4 maximum x 4’11 maximum. A modern white suite comprising wash basin over storage cupboards, panelled jacuzzi bath, separate glazed luxury steam shower, heated towel rail, low level WC, uPVC double glazed window to the rear, wall mounted illuminated mirror, bathroom cabinets, ceramic wall tiling and floor tiling.

OUTSIDE:
At the front of the property, a dropped curb gives access to a brick paved private driveway providing off road parking for 2 cars, outside power point, tap, area to store recycling containers and wheelie bins. The front garden is laid to stone chippings enclosed by wrought iron railings, boasting a variety of mature plants and trees.

The MAIN GARDEN is situated at the rear of the house and boasts a sunny south easterly aspect and an excellent degree of privacy. The rear garden is of generous proportions and measures 57’8 in depth x approximately 40’in width maximum. It is beautifully presented and landscaped, shaped area of lawn, paved patio seating area with outside lighting, outside tap, hot tub and outside power point. A variety of well stocked flowerbeds and borders, large fishpond with water feature. At the bottom of the garden is a further timber decked seating area.

DETACHED TIMBER SUMMER HOUSE: 6’1 maximum x 7’9 maximum. Light and power connected.



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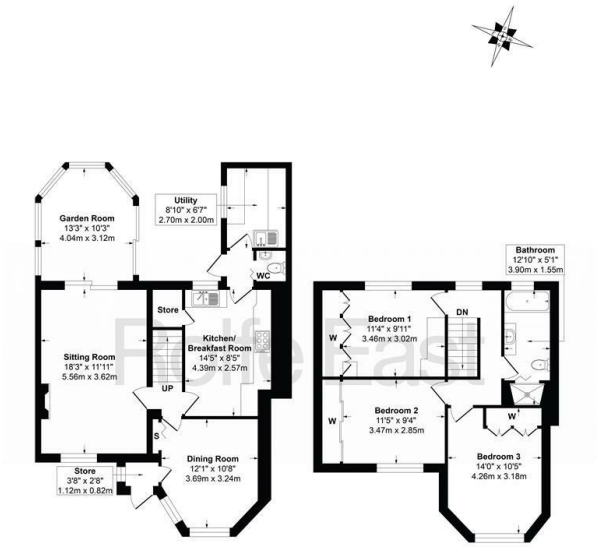
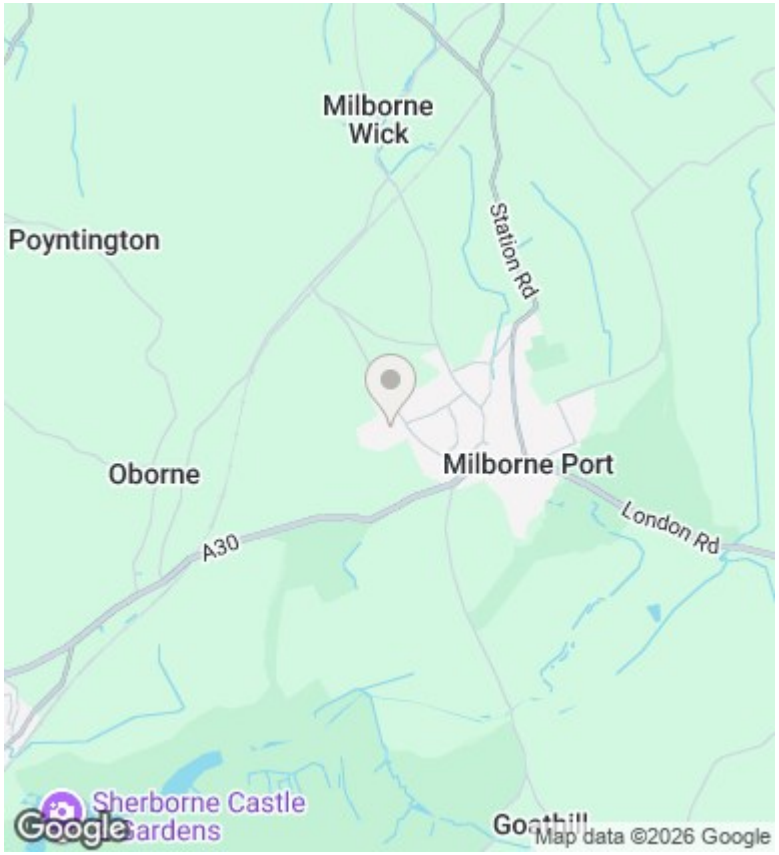


Ground Floor
Approximate Floor Area
780 sq.ft
(72.45 sq.m)

First Floor
Approximate Floor Area
558 sq.ft
(51.88 sq.m)

Approximate Gross Internal Floor Area 1,338 sq. ft / 124.33 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.

Council Tax Band

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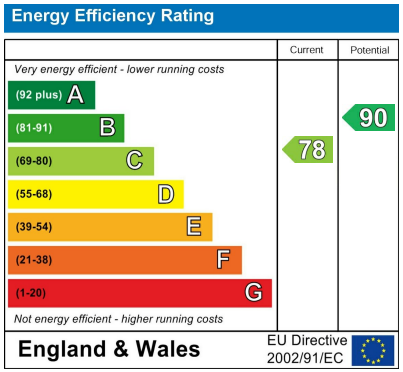

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