Rolfe East







Chandlers, Sherborne, DT9 3RT

Asking Price £325,000

- WELL-PRESENTED SEMI-DETACHED BUNGALOW IN CHOICE CUL-DE-SAC LOCATION.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING ANDF uPVC DOUBLE GLAZING.
- TWO DOUBLE BEDROOMS.
- SHORT WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.
- PRIVATE DRIVEWAY PARKING FOR THREE CARS LEADING TO A SINGLE GARAGE.
- DOUBLE GLAZED CONSERVATORY.
- ENTRANCE HALL WITH OFFICE AREA.
- GENEROUS LEVEL REAR GARDEN BOASTING SOUTHERLY AND EASTERLY ASPECTS.
- ACCOMMODATION BENEFITS FROM EXCELLENT FLOW OF NATURAL LIGHT.
- SHORT WALK TO NEARBY COUNTRYSIDE.

80 Cheap Street, Sherborne, Dorset, DT9 3BJ
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Applegarth, 7 Chandlers, Sherborne DT9 3RT

VIEWS OF THE SHERBORNE CASTLES! ‘Applegarth, 7 Chandlers’ is a well-presented, mature, semi-detached bungalow situated in a sought-after, ‘tucked away’ cul-de-sac location a short walk to Sherborne town centre and nearby countryside. The property boasts a beautiful, level, generous rear garden enjoying good privacy and sunny easterly and southerly aspects. The garden also enjoys views of the Sherborne Castles. There is also a private driveway providing off road parking for three cars leading to a single garage. The bungalow is heated by mains gas fired radiator central heating and also benefits from uPVC double glazing. The accommodation has an excellent flow of natural light from large windows and comprises entrance reception hall with office area, sitting room, dining room / double bedroom two, conservatory, kitchen, an inner hall, a further generous double bedroom and a family bathroom. There are countryside walks from nearby the front door – ideal as you do not need to put the children or the dogs in the car! The property is situated a short walk to the picturesque abbey town centre of Sherborne with a 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.

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Council Tax Band: C





uPVC double glazed front door leads to

ENTRANCE RECEPTION HALL: 7'11 maximum x 7'4 maximum. A generous entrance greeting area providing a warm entrance to the home. Small study area, uPVC double glazed windows to the front and side. Oak effect flooring. Door leads to airing cupboard housing Worcester Bosch gas-fired boiler, slatted shelves, water softener, glazed oak panel door leads from the entrance reception hall to the

SITTING ROOM: 16'5 maximum x 10'6 maximum. A generous main reception room, large uPVC double glazed window to the front boasting a sunny south westerly aspect. Stone fireplace and hearth with living flame gas, fire, TV point, radiator, glazed oak door leads from the sitting room through to the

INNER HALL: 6'5 maximum x 3'7 maximum. Laminate floor, ceiling hatch and fitted loft ladder lead to boarded loft space with electric light connected. Doors lead off the inner hall to further rooms.

DINING ROOM / BEDROOM TWO: 9'11 maximum x 8'11 maximum. A double bedroom, radiator, telephone point. laminate flooring, uPVC double glazed double French doors lead from dining room / bedroom two to the

CONSERVATORY: 10' maximum x 8'10 maximum. uPVC double glazed windows to the rear and sides overlook the rear garden. Light and power connected. uPVC double glazed double French doors open onto the rear garden..

KITCHEN / BREAKFAST ROOM: 9' maximum x 9'5 maximum. A range of panelled kitchen units comprising laminated work surface, decorative tiled surrounds, inset sink bowl and drainer unit, mixer tap over. Space for oven. A range of drawers and cupboards under. Integrated washing machine, integrated dishwasher, fitted fridge and freezer, a range of matching wall mounted cupboards, retractable larder cupboard, concealed under unit lighting, concealed cooker hood extractor fan, inset ceiling lighting, laminate flooring, uPVC double glazed window and door to the side driveway.

BEDROOM ONE: 13'3 maximum x 10'5 maximum. A generous double bedroom, large uPVC double glazed window to the rear overlooks the rear garden, radiator, timber effect flooring.

FAMILY BATHROOM: 5'9 maximum x 6'5 maximum. A white suite comprising low level WC, wash basin over storage cupboard, panel bath with glazed shower screen over, wall mounted mains shower over, tiling to walls, porcelain floor tiles. heated towel rail, uPVC, double glazed window to the side, shaver point.

OUTSIDE: This lovely bungalow occupies a generous level plot. At the front of the property there is a lawned garden giving a depth of 27' from the head of the cul-de-sac.
The front garden is laid to shaped lawn and boasts a variety of shaped flower beds and borders, enjoying a selection of mature trees, plants and shrubs.
Dropped kerb from the cul-de-sac gives vehicle access to a private driveway providing off-road parking for two to three cars, with potential for more, subject to the necessary permission. Outside lighting, outside tap, side storm porch. Driveway leads to a

SINGLE GARAGE: 16'1 in depth x 8'4 in width. Light and power connected, double glazed window to the rear, up-and-over garage door. Wrought iron gate gives access to a pathway leading to the

MAIN REAR GARDEN: The main rear garden is a particularly pretty selling feature of this well-appointed bungalow. It measures 56' maximum approximately in depth x 33' maximum in width. This level rear garden is laid mainly to lawn and boasts a variety of picturesque shaped flower beds and borders enjoying a selection of mature plants and shrubs, rockery garden, paved patio seating area offering good degree of privacy, outside power point, rainwater harvesting butts, drying area, ornamental fish pond with water feature, composter area.

DETACHED TIMBER SUMMERHOUSE currently used as home office. 6'7 maximum x 6'5 maximum, Glazed double doors to the side, windows to the side and front, lights and power connected.













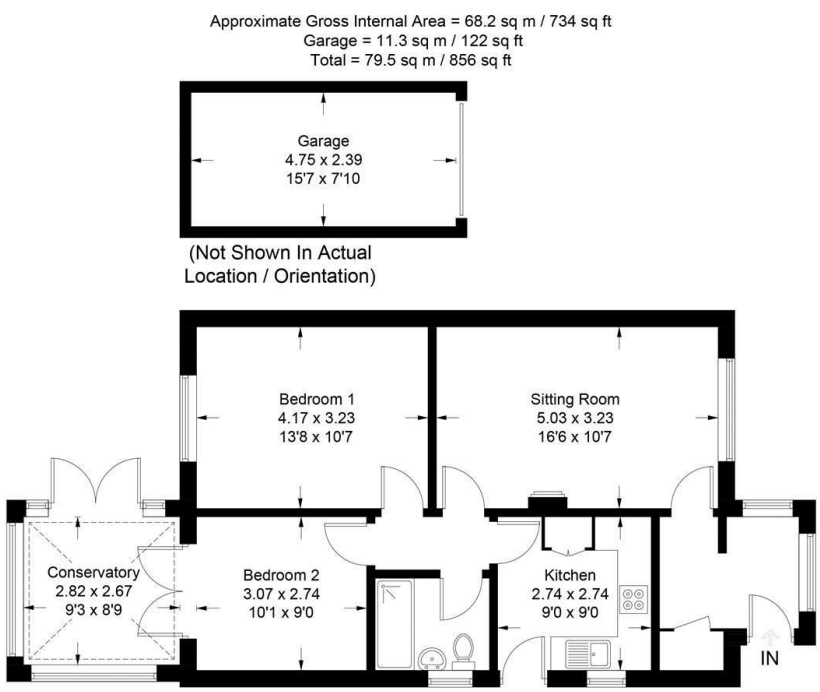






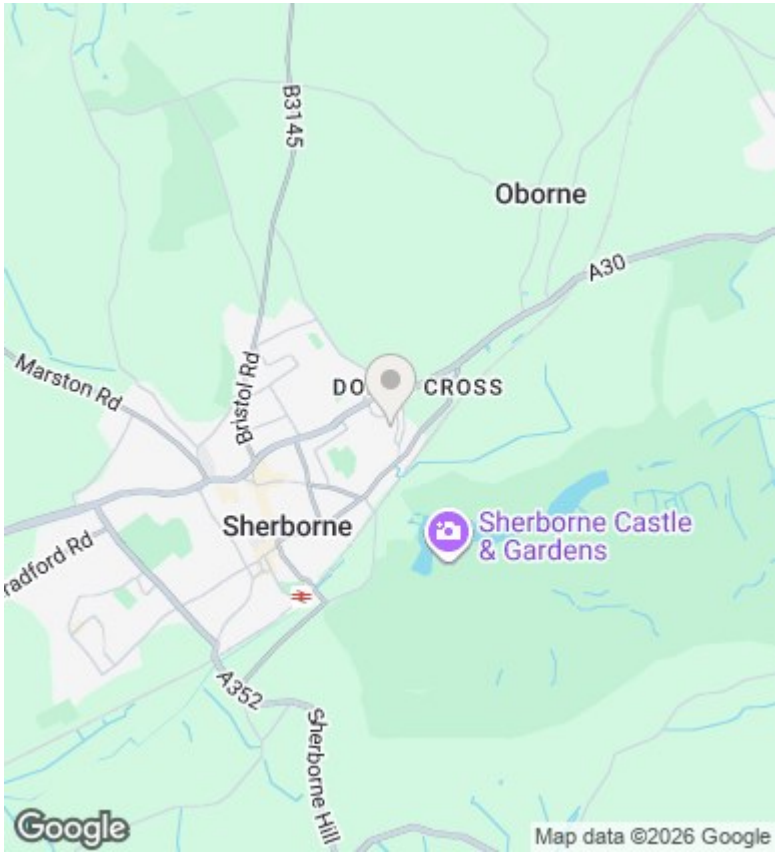
7 Chandlers

Approximate Gross Internal Area = 68.2 sq m / 734 sq ft
Garage = 11.3 sq m / 122 sq ft
Total = 79.5 sq m / 856 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1271196)



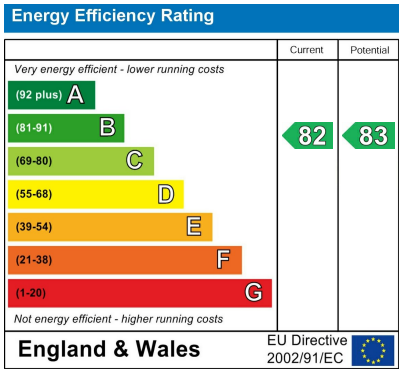
Directions

Viewings

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

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