

Rolfe East



Court Acres, Stoford, BA22 9UJ

Guide Price £249,950

- WELL-PRESENTED SPACIOUS SEMI-DETACHED BUNGALOW (1019 square feet).
- WEST FACING REAR GARDEN ARRANGED FOR LOW MAINTENANCE PURPOSES.
- ELECTRIC ROOM HEATERS, OPEN FIREPLACE AND uPVC DOUBLE GLAZING.
- NO FURTHER CHAIN.
- POPULAR RESIDENTIAL CUL-DE-SAC NEAR HEART OF VILLAGE.
- LOVELY FRONT AND REAR GARDENS - LEVEL PLOT.
- SHORT WALK TO VILLAGE GREEN, VILLAGE PUB AND RAILWAY STATION TO LONDON.
- DETACHED SINGLE GARAGE AND DRIVEWAY PARKING FOR ONE CAR.
- ACCOMMODATION ENJOYS GOOD FLOW OF NATURAL LIGHT.
- SHORT DRIVE TO NEIGHBOURING TOWNS OF SHERBORNE AND YEOVIL.

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5 Court Acres, Stoford BA22 9UJ

'5 Court Acres' is a beautifully presented, modern, semi-detached, double-fronted bungalow (1019 square feet) situated in a favourable residential head of cul-de-sac address on the outskirts of this popular village. There is off road driveway parking at the side for one car leading to a larger-than-average detached, single garage. The property boasts lovely, level front and rear gardens – the rear arranged for low maintenance purposes and a sunny westerly aspect. The property is a short walk to the pretty village centre, village green, village pub and nearby countryside – ideal as you do not need to put the dogs or the children in the car! It is a short drive to the boutique high street and town centres of Yeovil and Sherborne with a mainline railway station to London Waterloo (in just over 2 hours directly). The property is only a short walk to Yeovil Junction Mainline Railway station where there is a direct rail link to London Waterloo in just over two hours. The property benefits from electric night storage heating and uPVC double glazing. The well-arranged accommodation is arranged over a single floor and enjoys excellent levels of natural light. The accommodation comprises entrance porch, entrance reception hall, sitting room with open fireplace, kitchen / breakfast room, rear lobby / utility room, two generous double bedrooms and a family shower room (formerly incorporating a bath). It is a short drive to Yeovil town and Sherborne town with its coveted boutique high street and bustling out and about culture, markets, cafes, Waitrose store, restaurants, world famous private schools, breathtaking 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 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.



Council Tax Band: C



This excellent property is perfect for mature couples or singles looking to settle in a village home, 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.

Storm porch with outside lighting. A UPVC double glazed front door opens into the

Entrance Porch: 5'7" max x 4'0" max (1.70m x 1.22m). UPVC double glazed front window and telephone point. A multi-pane glazed door leads through to the main reception hall.

Entrance Reception Hall: 13'1" max x 5'6" max (3.99m x 1.68m). A welcoming central hallway providing the heart of the home. Features include attractive hardwood parquet flooring, electric storage heater and telephone point. A useful cupboard houses the pressurised hot water cylinder, immersion heater and expansion tank, with a further cloaks cupboard providing additional storage. Doors lead to the principal accommodation.

Sitting Room: 15'3" max x 14'11" max (4.65m x 4.55m). A generously proportioned main reception room featuring a large uPVC double glazed window to the front aspect, enjoying an easterly outlook and morning sunshine. The room benefits from hardwood parquet flooring, an attractive open fireplace with tiled hearth, two electric heaters, television point and serving hatch to the kitchen.

Kitchen/Breakfast Room: 13'1" max x 9'6" max (3.99m x 2.90m) Fitted with a range of kitchen units incorporating oak-effect laminate work surfaces and decorative tiled surrounds. Features include an inset sink and drainer with mixer tap, inset electric hob,

a range of cupboards and drawers, and matching wall-mounted cabinets. There is space and plumbing for a washing machine and slimline dishwasher, together with space for an under-counter refrigerator. Additional features include an extractor fan, wall-mounted electric heater and serving hatch to the sitting room. A uPVC double glazed door leads directly into the utility room.

Utility Room: 7'0" max x 5'3" max (2.13m x 1.60m). A useful ancillary space with windows to the side and rear aspects and a glazed door opening onto the rear garden. There is space for both a freezer and tumble dryer.

Bedroom One: 12'10" max x 9'11" max (3.91m x 3.02m). A generous double bedroom with uPVC double glazed window overlooking the rear garden. The room benefits from an electric storage heater and a comprehensive range of fitted bedroom furniture including wardrobes, bedside cabinets, overhead cupboards and drawer units. TV point.

Bedroom Two: 10'2" max x 9'11" max (3.10m x 3.02m). A second double bedroom with uPVC double glazed window to the front aspect and electric storage heater. Sliding doors provide access to fitted wardrobe storage.

Family Shower Room: 7'7" max x 5'10" max (2.31m x 1.78m). Fitted with a modern white suite comprising low-level WC, pedestal wash hand basin and glazed shower cubicle with mains-fed shower. The room benefits from tiled walls, extractor fan and a UPVC double glazed window overlooking the rear garden.

Outside:

Front Garden - To the front of the property is a generous garden laid predominantly to attractive flower beds and borders, stocked

with a variety of mature hedging, shrubs and plants. A brick-paved pathway leads to the front entrance beneath a storm porch with outside lighting.

Driveway & Parking: A shared brick-paved access driveway leads to a private driveway providing off-road parking for one vehicle.

Additional features include security lighting, an outdoor power point and designated storage space for recycling containers and wheelie bins.

Detached Garage: 16'6" x 12'1" (5.03m x 3.68m). A detached garage fitted with an automatic up-and-over door, power and lighting.

Further features include a uPVC double glazed rear window, personal side door and useful roof storage area above.

To the side and rear of the garage is an area laid to stone chippings, ideal for the storage of a trailer or similar equipment.

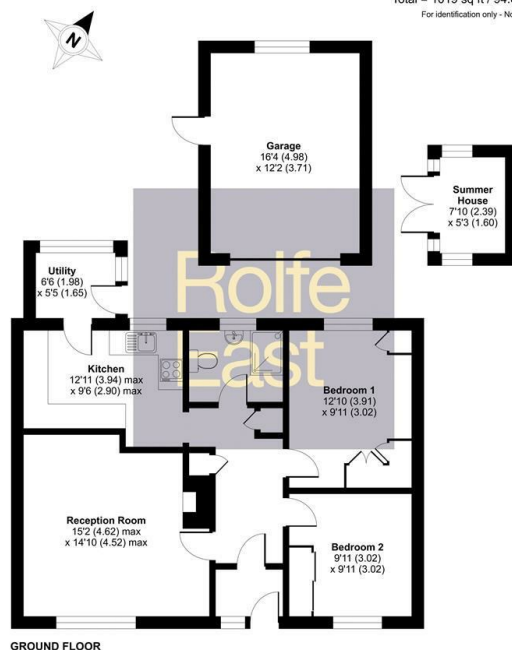
Rear Garden: Approximately 21'9" max x 40'0" max (6.63m x 12.19m). A particular feature of the property is its private rear garden, which enjoys a sunny westerly aspect and has been thoughtfully arranged for ease of maintenance. Predominantly laid to paved patio, the garden is enclosed by timber panel fencing and benefits from outside security lighting and an outside tap. A detached timber summer house with external lighting provides an attractive focal point and offers an excellent space for relaxation, hobbies or entertaining.



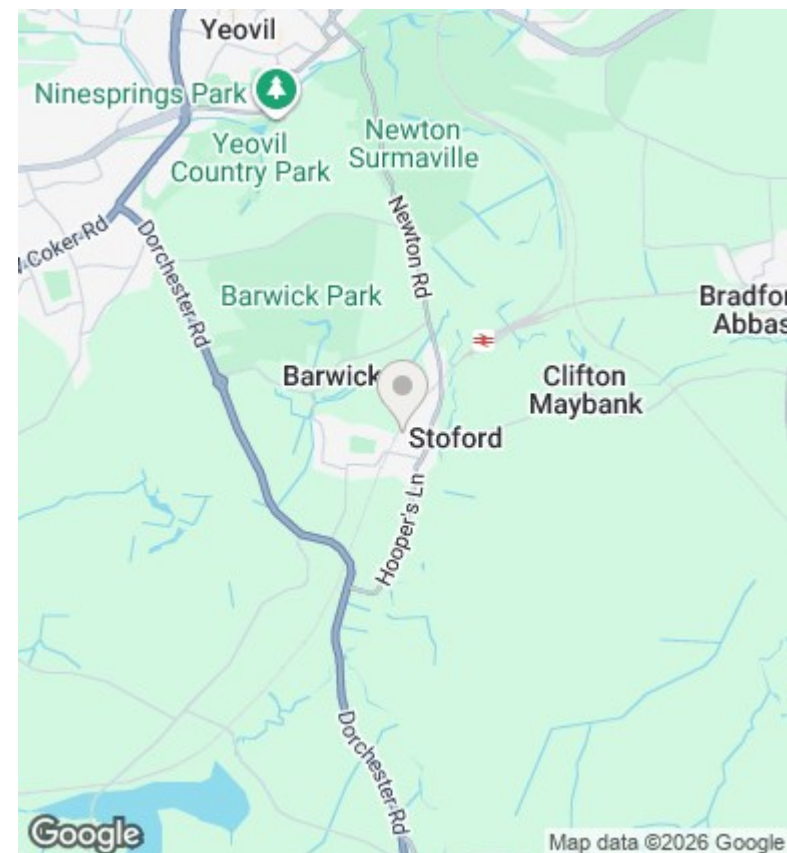


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Approximate Area = 780 sq ft / 72.4 sq m
Garage = 198 sq ft / 18.4 sq m
Summer House = 41 sq ft / 3.8 sq m
Total = 1019 sq ft / 94.6 sq m
For identification only - Not to scale



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richbecom 2026. Produced for Rolfe East Sherborne Ltd. REF: 1000072



Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		