

Rolfe East



Abbotts Court, Sherborne, DT9 4EX

Guide Price £850,000

- PRECEDENT-SETTING DOUBLE-FRONTED SEMI-DETACHED NATURAL STONE HOME.
- A SHORT WALK TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.
- FORMERLY FOUR DOUBLE BEDROOMS - NOW THREE BEDROOMS WITH DRESSING ROOM.
- EXCELLENT NATURAL LIGHT WITH SUNNY WEST-TO-EAST ASPECT.
- IMPRESSIVE DAVID SALISBURY EXTENSION AND GARDEN ROOM.
- DOUBLE CARPORT AND PARKING.
- MASTER DOUBLE BEDROOM WITH EN-SUITE SHOWER ROOM AND DRESSING ROOM.
- SUPERB 'TUCKED AWAY' EXCLUSIVE RESIDENTIAL ADDRESS.
- BEAUTIFUL NATURAL STONE WALLED GARDENS OFFERING EXCELLENT PRIVACY.
- GAS FIRED UNDER FLOOR HEATING, RADIATORS, LOG BURNING STOVE AND MORE.

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1 Abbots Court, Sherborne DT9 4EX

'1 Abbots Court' is a very attractive, natural stone, period-style, double-fronted, semi-detached house situated in a very popular 'tucked away' residential address and short walk to Sherborne town centre, Waitrose store and the mainline railway station to London Waterloo. This precedent-setting home stands in a large, level plot with exquisite gardens enclosed by charming natural stone walls, offering excellent privacy and sun all day. There is a double carport plus shared driveway approach. It benefits from excellent levels of natural light from a sunny west-to-east aspect. The house has been extensively enhanced by the current owners to incorporate a David Salisbury garden room plus period-style double glazing and a mains gas fired radiator central heating system powering wet underfloor heating on the ground floor and radiators on the first floor. It also boasts a cut Hamstone period-style fireplace with cast iron log burning stove. The accommodation is well arranged over two floors and comprises large entrance reception hall, sitting room, 'wow-factor' open-plan kitchen / dining room / garden room, utility room and a ground floor WC / cloakroom. On the first floor there is a landing area, impressive master suite with large double bedroom, en-suite shower room and attached dressing room /. Occasional bedroom four. There are two further generous double bedrooms and a family bathroom. There is plenty of potential to reconfigure the existing accommodation to the original layout of four double bedrooms, subject to the necessary planning permission. There are countryside and town centre walks from very nearby the front door – ideal as you do not need to put the children or the dogs in the car! The property is located in a fantastic residential address, a short walk to the sought-after, historic town centre of Sherborne.



Council Tax Band: F



Sherborne has a 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. It is also a short walk to the mainline railway station making London Waterloo directly in just over two hours. Sherborne has also 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.

Brick paved steps rise to storm porch, outside light. Double glazed front door to

ENTRANCE RECEPTION HALL: 12'10 maximum x 11'8 maximum. A generous greeting area providing a heart to the home, staircase rises to the first floor, moulded skirting boards and architraves. Oak door leads to understairs storage cupboard space, oak effect laminate flooring, underfloor heating. Oak doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM: 19'9 maximum x 12'7 maximum. An impressive main reception room enjoying a light dual aspect with two period style double glazed windows to the front enjoying a westerly aspect, fitted plantation shutters, double glazed double French doors opening onto the rear garden enjoying views across the rear garden and an easterly aspect, moulded skirting boards and architraves, cut period style ham stone fire surround and hearth with cast iron log burning stove, oak effect laminate flooring, bespoke panelled period style fire side fitted cupboards and bookshelves, TV point, under floor heating, inset ceiling lighting, inset speaker system.

OPEN-PLAN KITCHEN / DINING ROOM PLUS ORANGERY: 34'7 maximum x 14'6 maximum. An impressive open-plan living space enjoying a light multiple aspect with period style double glazed window to the front and windows and French doors opening onto the rear garden. This fabulous room enjoys an excellent flow of natural light and is split into three areas.

Kitchen area - An extensive range of Shaker-style panelled kitchen units comprising granite worksurface and surrounds, stainless steel one and a half sink bowl, mixer tap over, filter water tap, stainless steel Neff five burner gas hob with glass splash back, a range of drawers and cupboards under, integrated Neff dishwasher, fitted under counter drinks cooler, integrated fridge and freezer, built in stainless steel eye level Neff electric double oven and grill with warming drawer and microwave, a range of matching wall mounted cupboards with under unit lighting, wall mounted display cabinets, fitted wine rack, wall mounted stainless steel cooker hood extractor fan, inset feature ceiling lighting, inset ceiling speaker system, oak effect laminate flooring with under floor heating.

Dining room area – Oak effect laminate flooring with under floor heating. leading into

Orangery area - This fantastic addition by David Sailsbury with feature double glazed ceiling lantern window, three sets of double French doors lead to the rear garden, oak effect laminated flooring with under floor heating, inset ceiling lighting, moulded skirting boards and architraves.

UTILITY ROOM: 7'10 maximum x 7'7 maximum. A range of fitted panelled units comprising granite effect laminated worksurface and surrounds, inset stainless steel sink bowl and drainer unit with mixer tap over, a range of drawers and cupboards under, space and plumbing for washing machine and tumble dryer, ceramic floor tiles, a range of matching wall mounted cupboards, extractor fan, wall mounted cupboard houses mains gas fired boiler, double glazed door to the rear garden.

CLOAKROOM / WC: 7' maximum x 3'9 maximum. Fitted low level WC, wash basin, ceramic floor tiles, painted panelling, double glazed window to the rear.

Staircase rises from the entrance reception hall to the

FIRST FLOOR LANDING: 11'4 maximum x 13'9 maximum. A generous landing area, double glazed window to the front, fitted plantation shutters, moulded skirting boards and architraves, radiator, ceiling hatch to large loft void providing scope for conversion (subject to the necessary planning permission). Oak door leads to airing cupboard housing pressurised hot water cylinder and immersion heater, slatted shelving. Oak doors lead off the landing to the first floor rooms.

MASTER SUITE: Consisting of

DOUBLE BEDROOM: 13'10 maximum x 10'9 maximum. Period style double glazed window to the rear overlooks the rear garden, radiator, moulded skirting boards and architraves. Oak door from the master bedroom leads to

EN-SUITE SHOWER ROOM: 7'3 maximum x 4' maximum. A modern white suite comprising low level WC, wash basin, glazed double sized shower cubicle with wall mounted mains shower over, tiling to splash prone areas, shaver light and point, extractor fan, chrome heated towel rail, ceramic floor tiles, double glazed window to the rear.

Double sliding oak doors lead from the master bedroom to

EN-SUITE DRESSING ROOM / OCCASIONAL BEDROOM FOUR: 8'1 maximum x 11'9 maximum. Double glazed window to the front, radiator, moulded skirting boards and architraves, full height sliding mirrored doors lead to fitted wardrobe cupboard space.

Second oak door leads from the dressing room / occasional bedroom four back to the first floor landing.

BEDROOM TWO: 11'3 maximum x 9'9 maximum. A second generous double bedroom, double glazed window to the rear overlooks the rear garden, full height sliding mirrored doors lead to fitted wardrobe cupboard space, radiator, moulded skirting boards and architraves.

BEDROOM THREE / OFFICE: 12'4 maximum x 7'5 maximum. Two double glazed windows to the front enjoying pleasant views across Abbots Court and a westerly aspect, fitted plantation shutters, moulded skirting boards and architraves, radiator, fitted desk unit and shelves, cupboard houses pull-down fitted double bed.

FAMILY BATHROOM: 7'6 maximum x 6'11 maximum. A modern white suite comprising low level WC, wash basin, panel bath with glazed shower screen over, wall mounted mains shower over, chrome heated towel rail, tiled walls and floor, shaver light and point, double glazed windows to the rear, extractor fan.

OUTSIDE:

Shared driveway access through Abbots Court leads to a

DOUBLE CARPORT: 17'7 depth x 17' in width. Heat sensitive light connected, rafter storage above, outside security lighting, personal door at rear leads to rear garden.

Steps and accessible ramp leads to the storm porch with outside lighting to the front door. The driveway area benefits from an outside tap.

MAIN REAR GARDEN: 85' in width x 30' in depth approximately. This beautiful garden is level and laid mainly to lawn. It is enclosed by attractive high natural stone walls, boasts an easterly and southerly aspect and sunshine most of the day. There is a paved patio seating area offering a good degree of privacy with outside lighting, outside tap and outside power point, a variety of oak bordered flowerbeds enjoying a vast selection of mature trees, plants and shrubs, outside tap, vegetable and herb garden, greenhouse, timber garden shed.





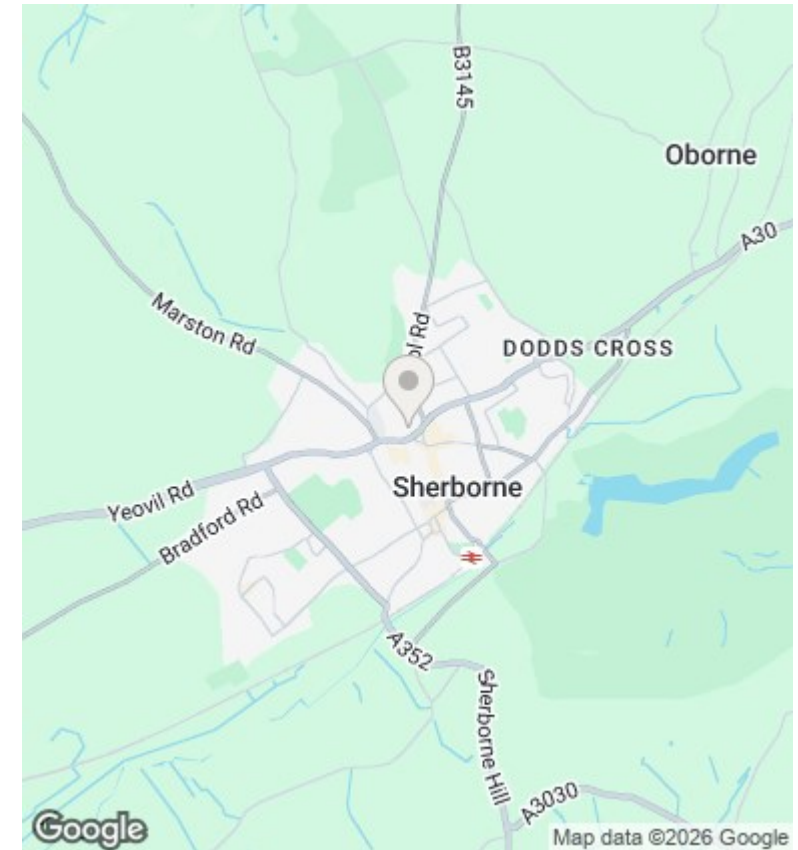
Abbotts Court, Priestlands Lane, Sherborne, DT9

Approximate Area = 1579 sq ft / 146.6 sq m (excludes carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © nrichcom 2026. Produced for Rolfe East Sherborne Ltd. REF: 1460096



Directions

Viewings

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

Council Tax Band

F

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