

# Rolfe East



## The Old Green, Sherborne, DT9 3JY

Guide Price £399,950

- CHARMING PERIOD THREE STOREY TOWN HOUSE IN EXCLUSIVE GATED COMPLEX.
- EXCELLENT CEILING HEIGHTS, WINDOW SEATS AND MULTI-PANE PERIOD WINDOWS.
- THREE DOUBLE BEDROOMS - MASTER BEDROOM WITH EN-SUITE SHOWER ROOM.
- NO FURTHER CHAIN.
- ALLOCATED PARKING FOR ONE CAR IN SECURE, GATED PARKING AREA.
- GAS FIRED RADIATOR CENTRAL HEATING.
- 1255 SQUARE FEET.
- COURTYARD GARDEN.
- SHORT WALK TO SHERBORNE HIGH STREET, ABBEY AND RAILWAY STATION TO LONDON.
- ENVIABLY FREE FROM RESTRICTIONS OF GRADE II LISTING.

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## 6 The Old Green, Sherborne DT9 3JY

NO FURTHER CHAIN! 6 The Old Green is a simply stunning, period, three storey, three double bedroom town house (1255 square feet) situated in an exclusive gated development of similar properties in the beating heart of this picturesque, sought-after Dorset town. This amazing, unique home is a very short walk to the top of the high street and the mainline railway station to London Waterloo. The house has a courtyard garden at the front and allocated parking for one car. The house is beautifully presented inside and out, with various character features including excellent ceiling heights, large feature multi-pane sash windows and arched windows on the rear elevation. The house is heated via gas-fired radiator central heating and a living flame gas fire. The deceptively spacious accommodation is wonderfully presented and arranged over three storeys. It enjoys good levels of natural light and comprises entrance reception hall, sitting room and open-plan kitchen breakfast room. On the first floor is a landing with study area and large master bedroom with en-suite shower room. On the second floor, there is another landing area, two further double bedrooms and a family bathroom. It is a very short walk to the historic town of Sherborne with its coveted high street, buzzing, popular out-and-about culture, boutique stores, organic bakeries, coffee shops, restaurants, gastro-pubs and farmers market. Sherborne also boasts the breath-taking Sherborne Abbey building, Alms Houses and world-famous Sherborne private schools. It also has the mainline railway station in the centre of the town, making London Waterloo in just over two hours without changing your seat. The property is perfect for those buyers looking for the ideal Sherborne lifestyle or cash buyers retiring from the South East or villages and looking for their perfect West Country home to settle in, potentially linked to the wonderful selection of local schools.



Council Tax Band: E



It may also be of interest to the pied-a-terre, buy-to-let or holiday letting markets. THIS RARE AND UNIQUE PROPERTY MUST BE VIEWED IN ORDER TO BE FULLY APPRECIATED. NO FURTHER CHAIN.

Paved pathway leads to front door with outside light, front door with glazed top light leads to entrance reception hall.

Entrance Reception Hall – 11'5 Maximum x 4'1 Maximum

A useful greeting area providing a heart to the home, radiator, moulded skirting boards and architraves, cupboard houses electric meters, staircase rises to the first floor, panelled door from the entrance hall leads to the main ground floor rooms.

Sitting Room – 15' Maximum x 12'10 Maximum

A well-proportioned main reception room enjoying excellent ceiling heights, two multi pane period style sash windows to the front overlook the courtyard, moulded skirting boards and architraves, period style fire surround and hearth with living flame gas fire, radiator, TV point, telephone point, feature archway leads to the kitchen / dining room giving a full through-measurement of 21'5 maximum.

Kitchen Dining Room – 16'2 Maximum x 9'6 Maximum

A range of cottage style kitchen units comprising timber effect laminated work surface, decorative tiled surrounds, inset stainless steel one and a half sink bowl and drainer unit with mixer tap over, inset stainless steel hob with electric stainless steel oven under, a range of drawers and cupboards under, space and plumbing washing machine, integrated fridge and freezer, integrated dishwasher, a range of matching wall mounted cupboards with under unit lighting, wall mounted concealed cooker hood extractor fan, radiator, wall mounted cupboard houses gas fired boiler, inset

ceiling lighting, two feature windows to the rear with fitted window seats, radiator, extractor fan, moulded skirting boards and architraves, Karndean timber effect flooring.

Staircase rises from the ground floor entrance hall to the first floor landing area.

Landing – 11'6 Maximum x 10' Maximum

Providing a small study area, two multi pane windows to the rear, moulded skirting boards and architraves, panelled door leads to airing cupboard with lagged hot water cylinder and immersion heater, slatted shelving, electric light connected, further panelled door leads from the first floor landing to master bedroom.

Master Bedroom – 18'11 Maximum x 13'1 Maximum

A superb main double bedroom, two multi pane period sash windows to the front, excellent ceiling heights, moulded skirting boards and architraves, two fitted double wardrobe, fitted shelf unit, TV aerial attachment, radiator, telephone point, panelled door leads to en-suite shower room.

En-Suite Shower Room – 8'3 Maximum x 6'7 Maximum

A period style white suite comprising low level WC, pedestal wash basin, tiled splash back, glazed shower cubicle with tiled surrounds, wall mounted mains shower, chrome heated towel rail, shaver point, inset ceiling lighting, extractor fan, multi pane window to the rear.

Staircase rises from the first-floor landing to the second-floor landing. Multi pane period window to the rear, moulded skirting boards and architraves, excellent ceiling heights, ceiling hatch to loft storage space, panelled doors lead off the landing to the second-floor rooms.

### Bedroom Two – 14'3 Maximum x 10'7 Maximum

A generous second double bedroom, excellent ceiling heights, multi pane window to the front, radiator, moulded skirting boards and architraves, telephone point, fitted wardrobe cupboard space.

### Bedroom Three – 11'1 Maximum x 8'2 Maximum

Currently used as a day bedroom/ office, multi pane period window to the front, radiator, moulded skirting boards and architraves, TV point, telephone point.

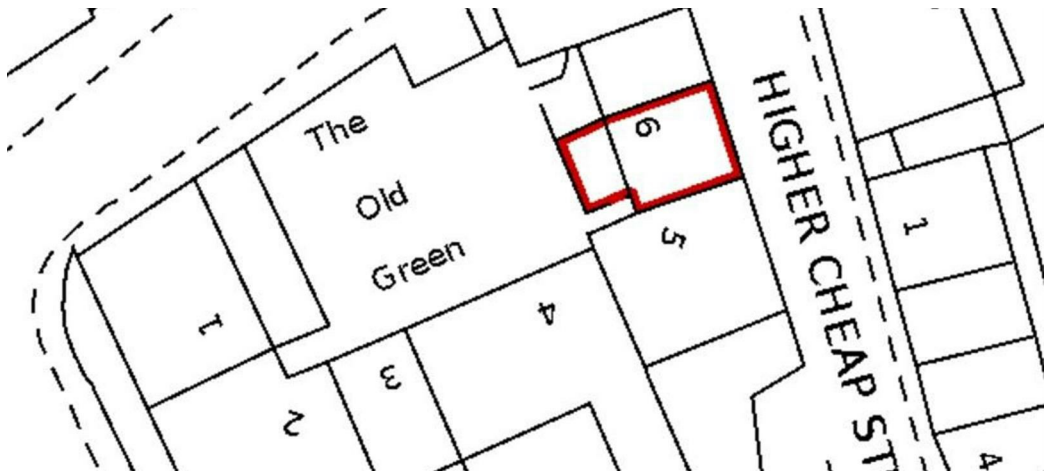
### Family Bathroom – 10' Maximum x 6'9 Maximum

A period style white suite comprising low level WC, pedestal wash basin, panelled bath with mains shower tap arrangement over, painted panelling to dado height, chrome heated towel rail, shaver point, window to the rear, extractor fan, inset ceiling lighting.

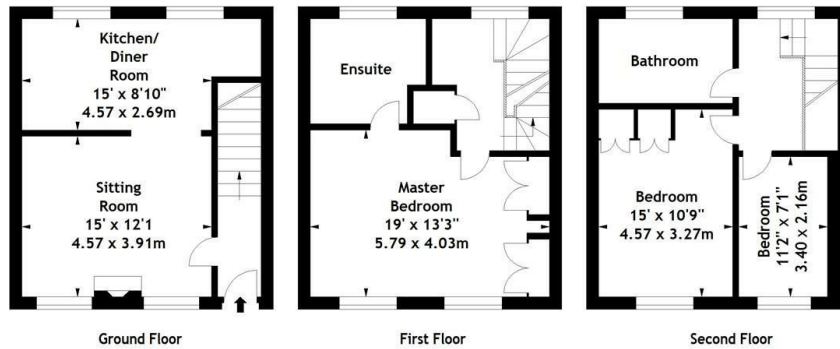
### Outside

At the front of the property there is a paved courtyard garden, measuring approximately 14'10 in width x 9'9 in depth. This courtyard is enclosed by miniature natural stone walls and wrought iron railings and laid to paving, outside light, paved pathway leads to the front door. This property comes with one allocated parking space in a private gated residents courtyard.





The Old Green,  
 Sherborne, DT9  
 Approx. Gross Internal Area  
 1255 Sq Ft - 116.59 Sq M



Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.  
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## Directions

## Viewings

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

## Council Tax Band

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	