

# Rolfe East



## Hill House Close, Sherborne, DT9 3AN

Guide Price £475,000

- EXTENDED SPACIOUS THREE BEDROOM END OF TERRACE HOUSE IN SUPERB CUL-DE-SAC.
- SITUATED OFF THE BEST ADDRESS IN SHERBORNE - THE AVENUE.
- LARGE WEST-FACING REAR GARDEN BACKING ON TO FIELDS - GOOD PRIVACY.
- EXTENSIVE DRIVEWAY PARKING FOR 5 CARS OR MORE.
- SINGLE CARPORT AND SINGLE GARAGE.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- PRIVATE ROOF TERRACE GARDEN ACCESSED OFF MAIN BEDROOM.
- GENEROUS SITTING ROOM WITH SEPARATE GARDEN ROOM / PLAYROOM OFF.
- EXCELLENT LEVELS OF NATURAL LIGHT.
- SHORT WALK TO SHERBORNE CENTRE AND MAINLINE RAILWAY STATION TO LONDON.

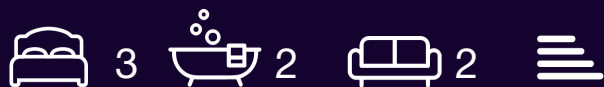
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# 7 Hill House Close, Sherborne DT9 3AN

'7 Hill House Close' is an extended (1278 square feet), mature, end of terrace house standing in a generous, level plot with a large, west-facing rear garden boasting fantastic privacy. The property is situated in a very popular, residential, cul-de-sac address off, arguably, the best address in Sherborne – The Avenue. There is a large, sweeping driveway approach providing off road parking for five cars or more, leading to a single carport and attached single garage. It is heated by a mains gas-fired radiator central heating system and also benefits from uPVC double glazing. The well laid out accommodation enjoys good levels of natural light from a sunny east-to-west aspect and large windows. It comprises entrance reception hall, sitting room / dining room, garden room / conservatory, kitchen breakfast room and ground floor WC / cloakroom. On the first floor, there is a landing area and large double master bedroom with plenty of fitted wardrobes and private sun terrace / balcony, two further generous bedrooms and a family bathroom. The property offers scope for extension, subject to the necessary planning permission. There are countryside walks not far from the front door – ideal as you do not have to put the children or the dogs in the car! It is a short walk to the vibrant, historic town centre of Sherborne with its 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 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 superb restaurant. THIS SUPERB, RARE HOME MUST BE VIEWED INTERNALLY TO BE FULLY APPRECIATED.



Council Tax Band: E



Paved pathway and steps lead to storm porch with outside light. uPVC double glazed front door leads to

ENTRANCE RECEPTION HALL: 8'7 maximum x 7'6 maximum. A useful greeting area providing a heart to the home, radiator, recess provides coat hanging area, telephone point. Staircase rises to the first floor. Entrance from the entrance reception hall leads to the

SITTING ROOM: 17'7 maximum x 12'1 maximum. A well-presented main reception room, feature fireplace recess with gas fired stove, tiled hearth, TV point, uPVC double glazed window overlooks the rear garden, radiator. uPVC double glazed door leads to

GARDEN ROOM / PLAYROOM: 12'7 maximum x 14'9 maximum. uPVC double glazed windows to both sides and the rear overlooking the rear garden, radiator, ceramic floor tiles, uPVC double glazed double French doors open on to the rear patio. Personal door to attached garage.

KITCHEN DINING ROOM: 17'7 maximum x 11'7 maximum. A range of oak panel kitchen units comprising granite effect laminated worksurface, decorative tiled surrounds, inset stainless steel Bosch four burner mains gas hob, inset ceramic one and a half sink bowl with drainer unit, mixer tap over, a range of drawers and cupboards under, integrated dishwasher, built in eyelevel electric oven and grill, a range of matching wall mounted cupboards with under unit lighting, TV point, wall mounted concealed cooker hood extractor fan, space for upright fridge freezer, two uPVC double glazed windows to the front, radiator. Entrance leads to shelved larder cupboard/ understairs storage cupboard.

Panel door from the entrance hall leads to

CLOAKROOM / WC: 5'5 maximum x 3'9 maximum. Fitted low level WC, wall mounted wash basin, tiled splashback, uPVC double glazed window to the rear, radiator.

Staircase rises from the entrance reception hall to the first floor landing, ceiling hatch to loft storage space. Double panel doors lead to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelving. Further set of double doors leads to fitted wardrobe cupboard space. Panel doors lead off the landing to the first floor rooms.

BEDROOM ONE: 11'3 maximum x 10'11 maximum. A generous double bedroom enjoying a light dual aspect with uPVC double glazed windows to the side and rear, rear overlooks rear garden, radiator, panel doors lead to fitted wardrobe cupboard space. Double doors lead to further fitted wardrobe. uPVC double glazed door gives access from the main bedroom to

PRIVATE ROOM TERRACE: 14'7 maximum x 6'1 maximum.

BEDROOM TWO: 10' maximum x 9'4 maximum. A second generous double bedroom, uPVC double glazed window to the front, radiator, door leads to fitted wardrobe cupboard space.

BEDROOM THREE / OFFICE: 6'6 maximum x 7'6 maximum. uPVC double glazed window to the front, radiator, telephone point.

FAMILY BATHROOM: 8'6 maximum x 6'4 maximum. A modern white suite comprising low level WC, pedestal wash basin, p shaped panel bath with shower rail, wall mounted electric shower over, tiling to splash prone areas, ceramic tiled floor, heated towel



rail, uPVC double glazed window to the rear.

#### OUTSIDE:

At the front of the property, there is a long private driveway providing off road parking for six to seven cars leading to

**CARPORT:** 14'2 maximum x 9'2 maximum. Electric light connected, outside tap, area to store recycling containers and wheelie bins.

Driveway also leads to

**ATTACHED SINGLE GARAGE:** 17'11 in depth x 8'10 in width. Up and over garage door, light and power connected, rafter storage above, laminated worksurface with space and plumbing for washing machine, space for under counter fridge and freezer, personal door leads to the garden room/playroom.

At the front of the property is a portion of lawned garden and a variety of flowerbeds and borders. Timber side gate gives access to the main rear garden.

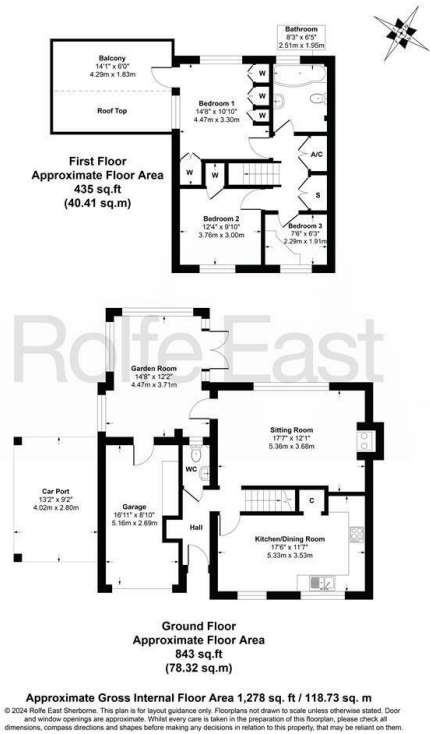
**REAR GARDEN:** 65' in length approximately x 45'6 in width maximum. This fantastic level rear garden is laid mainly to lawn and enjoys a good degree of privacy. It is enclosed by timber panel fencing and mature hedges. There is a raised paved patio seating area with outside lighting. The rear garden boasts a westerly and southerly aspect enjoying a good amount of sunshine, timber summerhouse, gate leads to Fosters Field.







Hill House Close, Sherborne, Dorset, DT9



Directions

Viewings

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

Council Tax Band

E

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