Rolfe East







Stonedene, Sherborne, DT9 4EJ

Guide Price £495,000

- EXQUISITE EXTENDED DETACHED BUNGALOW PRESENTED IN IMMACULATE CONDITION.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- TWO CAST IRON LOG BURNING STOVES.
- SHORT WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.
- LARGE LEVEL PLOT AND GARDENS EXTENDING TO A FIFTH OF AN ACRE.
- CONTEMPORARY OPEN-PLAN KITCHEN DINING ROOM LEADING INTO CONSERVATORY.
- THREE GENEROUS BEDROOMS.
- PRIVATE DRIVEWAY PARKIING FOR 5 CARS PLUS SINGLE GARAGE.
- TWO BATHROOMS.
- SHORT WALK TO NEARBY QUARR NATURE RESERVE.

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Mellow Stones, 9 Stonedene, Sherborne DT9 4EJ

‘9 Stonedene’ is a precedent-setting, extended, detached bungalow (1426 square feet) situated in a highly sought-after residential cul-de-sac location on the northern edge of Sherborne - a short walk to Sherborne town centre, the Quarr Nature Reserve and nearby countryside. The property boasts a beautiful, level, landscaped rear garden and large, level plot extending to a fifth of an acre approximately. The garden enjoys good privacy and a sunny easterly. There is a private driveway providing off road parking for five cars leading to a single garage. The property is heated by mains gas fired radiator central heating, two cast iron log burning stoves and also benefits from uPVC double glazing. The accommodation has an excellent flow of natural light from a sunny southerly aspect at the front and dual aspects in many of the rooms. It comprises entrance porch / boot room, entrance reception hall, sitting room, ‘wow-factor’ open-plan kitchen / dining room, conservatory, three generous bedrooms, a family bathroom and separate shower room / WC. There are countryside walks from nearby the front door at the Quarr Nature Reserve – 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: E





uPVC double glazed front door to

ENTRANCE PORCH / BOOT ROOM: 5'1 maximum x 5'8 maximum. uPVC double glazed windows to the side and front. Tiled floor. Electric light connected. uPVC double glazed front door leads to

ENTRANCE RECEPTION HALL: 19'4 maximum x 17'1 maximum. A generous entrance hall providing a greeting area and a warm heart to the home. Radiator, ceiling hatch and fitted loft ladder leads to a generous boarded loft storage space providing ample storage. Electric light and power connected. Mains gas-fired boiler. Double doors lead to hall storage cupboard. Further door leads to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelves. Oak doors lead off the entrance reception hall to the main rooms.

SITTING ROOM: 15'6 maximum x 14'1 maximum. A beautifully presented main reception room of generous proportions enjoying a light dual aspect with uPVC double glazed double French doors opening onto the rear garden and uPVC double glazed window to the side. Feature fireplace recess with cast iron log burning stove, TV point, radiator.

OPEN-PLAN KITCHEN / DINING ROOM: 19'8 maximum x 15'8 maximum. A simply fantastic open-plan contemporary living space enjoying a light dual aspect with uPVC double glazed window to the rear overlooking the rear garden, uPVC double glazed window to the side, uPVC double glazed door to the rear. An extensive range of Shaker-style kitchen units comprising composite work surface and surrounds, inset one-and-a-half stainless steel sink bowl with mixer tap over, inset electric hob with stainless steel splash back, a range of drawers and cupboards under, space and plumbing for dishwasher and washing machine, A range of matching wall-mounted cupboards with under-unit lighting, wall-mounted stainless steel cooker hood extractor fan, built-in stainless steel electric oven and grill, fitted fridge and freezer, retractable larder cupboard, two radiators, timber effect flooring, ceiling down lights, uPVC, double glazed double French doors open from the kitchen dining room to the

CONSERVATORY: 15'4 maximum x 9'1 maximum. uPVC double glazed construction with double glazed windows to both sides and rear. uPVC double glazed double French doors open onto the rear garden. Cast iron log burning stove, timber effect flooring.

BEDROOM ONE: 11'10 maximum x 16'7 maximum. A generous double bedroom enjoying a light dual aspect with uPVC double glazed windows to the front and side. Front enjoys countryside views beyond neighbouring properties and a sunny southerly aspect. Radiator. Fitted bedroom furniture includes wardrobes, drawer units, bedside drawer units and dressing table. Radiator.

BEDROOM TWO: 9'7 maximum x 9'5 maximum. A second double bedroom, uPVC double glazed window to the front enjoys countryside views beyond neighbouring properties and a sunny southerly aspect. Radiator.

BEDROOM THREE: 9'7 maximum x 8'6 into wardrobe recess. A generous third bedroom currently used as a dressing room, uPVC double glazed window to the front enjoying a sunny southerly aspect. Radiator, extensive fitted wardrobe cupboard space.

FAMILY BATHROOM: 9'3 maximum x 4'3 maximum. A modern replacement white suite comprising low level WC, pedestal wash basin, tiled splash back, panel bath with mains shower tap

arrangement over, tiling to splash prone areas, uPVC double glazed window to the side, mirrored bathroom cabinet, chrome heated towel rail, ceiling down lights.

OUTSIDE: This beautiful bungalow occupies a generous plot extending to a fifth of an acre (0.20 acres) approximately.
There is a large lawned garden at the front of the property giving a depth of 40' from the pavement. A variety of flower beds and borders.
A dropped kerb gives vehicle access to a driveway providing off-road parking for four to five cars. Outside lighting, paved side area. Driveway leads to

SINGLE GARAGE: 18' in depth x 9' in width. Automatic up-and-over garage door. uPVC double glazed window and door to the side. Light and power connected. Space for chest freezer and tumble dryer. Rafter storage above.

Gates and pathways on both sides of the bungalow give access to the

MAIN REAR GARDEN: 73' maximum in depth x 66' maximum in width. This huge rear garden is laid mainly to level lawn and is enclosed by timber panel fencing. A variety of shaped flower beds and borders enjoying a selection of mature plants, shrubs and fruit trees. Large paved patio seating area with outside light and outside tap. Various rainwater harvesting butts, area to store recycling containers and wheelie bins. Garden storage shed, timber potting shed









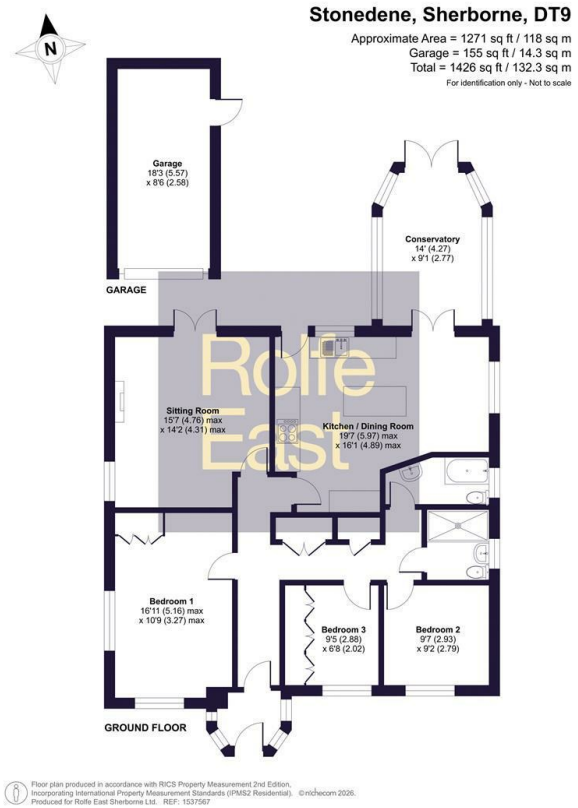














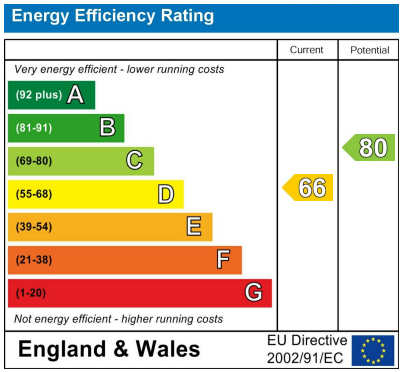
Directions

Viewings

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

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