

Rolfe East



Gunville Gardens, Milborne Port, DT9 5FF

Offers Over £325,000

- SPACIOUS THREE STOREY END-OF-TERRACE TOWN HOUSE.
- FORMERLY 4 BEDROOMS - NOW THREE BEDROOMS PLUS LARGE OPEN PLAN KITCHEN.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- SHORT DRIVE TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.
- TANDEM DOUBLE LENGTH INTEGRAL GARAGE.
- LOVELY TERRACED REAR GARDEN OFFERING GOOD PRIVACY AND CHURCH VIEWS.
- MASTER DOUBLE BEDROOM WITH EN-SUITE SHOWER ROOM AND NICE VILLAGE VIEWS!
- FLEXIBLE ACCOMMODATION EXTENDING TO 1508 SQUARE FEET.
- EAST FACING REAR GARDEN.
- SHORT WALK TO PRETTY VILLAGE CENTRE AND EXCELLENT AMENITIES.

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29 Gunville Gardens, Milborne Port DT9 5FF

'29 Gunville Gardens' is a beautifully presented, modern, deceptively spacious town house (1508 square feet) situated in a coveted 'tucked away' residential address, a short walk to the pretty village centre and excellent amenities. The house was built as a four bedroom property but the current owner has incorporated the fourth bedroom into the main living area to create a contemporary open plan living space. The house boasts a tandem length, large integral double garage. There is a private, enclosed garden at the rear enjoying an easterly aspect and good privacy. The house enjoys excellent levels of natural light from a sunny west-to-east aspect. It is heated by mains gas fired radiator central heating and benefits from double glazing. The accommodation is arranged over three floors and is flexible. It comprises entrance reception hall, utility room and ground floor WC / cloakroom. On the first floor there is a landing area, sitting room and open-plan kitchen dining room. There is a further landing on the second floor, master double bedroom with en-suite shower room, two further generous bedrooms and a family bathroom. The property is very near the beating heart of this pretty village on the Somerset / Dorset borders. It is a very short walk to the village centre, church, public house, primary school and village shops. Milborne Port boasts The Clockspire - a superb new restaurant, brand new Co-op supermarket and more. It is a very short drive to the sought-after, historic town centre of Sherborne with its superb boutique high street and cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. The town centre also benefits from the mainline railway station making London Waterloo in just over two hours. The property is a very short drive to this station. THIS SUPERB PROPERTY HAS TO BE VIEWED INTERNALLY TO BE APPRECIATED.



Council Tax Band: D



It is a very short drive to the sought-after, historic town centre of Sherborne with its superb boutique high street and cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. The town centre also benefits from the mainline railway station making London Waterloo in just over two hours. The property is a very short drive to this station. 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.

Brick paved pathway to storm porch with outside light. Double glazed front door and side light leads to

ENTRANCE RECEPTION HALL: 20'4 maximum x 7'2 maximum. A useful greeting area providing a heart to the home, radiator, telephone point, staircase rises to the first floor, personal door to integral garage, door leads to understairs storage cupboard space. Panel door from the entrance reception hall leads to

UTILITY ROOM: 8'1 maximum x 6'9 maximum. A range of fitted units comprising laminated timber effect worksurface, decorative tiled surrounds, inset stainless steel sink bowl and drainer unit with mixer tap over, a range of cupboards under, space and plumbing for washing machine and tumble dryer, radiator, ceramic floor tiles, extractor fan. Panel door leads from utility room to

CLOAKROOM / WC: 6'7 maximum x 3'5 maximum. Fitted low level WC. fitted wash basin, tiled splash back, radiator, ceramic floor tiles, extractor fan.

Staircase rises from the entrance reception hall to the first floor landing. Radiator with decorative cover, shelved alcove. Panel doors lead off the first floor landing to the main reception rooms.

SITTING ROOM: 15'11 maximum x 12'7 maximum. A generous main reception room, two uPVC double glazed windows to the front boasting a westerly aspect and the afternoon sun, two radiators, TV point.

KITCHEN DINING ROOM: 20'7 maximum x 15'10 maximum. A superb open-plan

L-shaped living space split into two areas.

Dining room area - uPVC double glazed window to the rear overlooks the rear garden, uPVC double glazed double French doors open onto the rear garden, two radiators, TV point, telephone point. Entrance leads to

Kitchen area - An extensive range of contemporary kitchen units comprising timber effect laminated worksurface, decorative tiled surrounds, inset stainless steel one and a half sink bowl and drainer unit with mixer tap over, inset stainless steel mains gas hob with stainless steel electric oven under, a range of drawers and cupboards under, fitted wine rack, integrated Bosch dishwasher, integrated fridge and freezer, a range of matching wall mounted cupboards with under unit lighting, wall mounted stainless steel cooker hood extractor fan, wall mounted cupboard houses mains gas fired Worcester boiler, ceramic floor tiles.

Staircase rises from the first floor landing to the second floor landing. Radiator, ceiling hatch to loft storage space. Panel door leads to shelved linen cupboard with electric heater. Panel doors lead off the landing to the second floor rooms.

MASTER BEDROOM: 15'11 maximum x 12'7 maximum. A generous double bedroom, two uPVC double glazed windows to the front boasting a westerly aspect and the afternoon sun with views across the village, two radiators, TV point. Panel door leads to

EN-SUITE SHOWER ROOM: 6'7 maximum x 6'4 maximum. A modern white suite comprising low level WC, pedestal wash basin, tiled splash back, glazed corner shower cubicle with wall mounted electric shower over, tiling to splash prone areas, chrome heated towel rail, shaver point, extractor fan.

BEDROOM TWO: 8'5 maximum x 12'1 maximum. A second generous double bedroom, uPVC double glazed window to the rear overlooks the rear garden. This bedroom enjoys views to local church building.

BEDROOM THREE: 8'5 maximum x 7'1 maximum. A third generous bedroom, uPVC double glazed window to the rear overlooks the rear garden, radiator.

FAMILY BATHROOM: 8'4 maximum x 5'8 maximum. A modern white suite comprising low level WC, pedestal wash basin, panel bath with glazed shower screen over, wall

mounted mains shower tap arrangement, tiling to splash prone areas, ceramic tiled floor, shaver point, chrome heated towel rail, extractor fan.

OUTSIDE:

At the front of the property there is a small area laid to brick paving enclosed by wrought iron railings leading to the front door, outside light. Timber automatic up-and-over garage door leads to

INTEGRAL TANDEM LENGTH DOUBLE GARAGE: 31'3 in length x 8' maximum in width. Light and power connected, personal integral door leads to entrance hall.

Side pathway and timber side gate gives access to the side of the property, storage area for wheelie bins and recycling containers. Timber staircase rises to the main rear garden, timber gate from the side area leads to the main rear garden.

Please note: The owners of number 28 Gunville Gardens have a right of way across this side area to gain access to their rear garden.

MAIN REAR GARDEN: 42'4 maximum in length x 17'5 maximum in width. This generous rear garden boasts an easterly aspect and the morning sun. It comprises a paved patio seating area with outside lighting, outside tap, outside power point. Steps rise to the portion of lawn, a variety of borders, timber summer house. Steps rise to a timber decked seating area, a variety of terraced timber bordered flowerbeds enjoying a selection mature plants and shrubs. The rear garden enjoys views of the local church building plus views across the village.





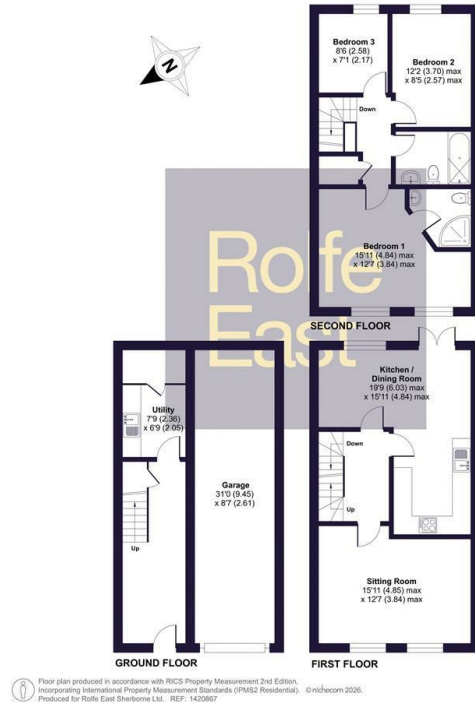
Gunville Gardens, Milborne Port, Sherborne, DT9

Approximate Area = 1239 sq ft / 115.1 sq m

Garage = 269 sq ft / 24.9 sq m

Total = 1508 sq ft / 140 sq m

For identification only - Not to scale



Directions

Viewings

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

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(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	