



**Connells**

The Sheeplands  
Sherborne



## Property Description

A fully renovated and substantially extended four bedroom detached bungalow in the highly sought after town of Sherborne, offering turn key, modern and energy efficient living. Extensively upgraded within the last five years, the property benefits from new windows and doors, renewed electrics and plumbing, enhanced insulation, underfloor heating, and a 10.8kW solar system with Tesla Powerwall.

The heart of the home is a stunning open plan kitchen/diner, complemented by a spacious lounge featuring an integrated cinema sound system. All four bedrooms are well proportioned and include built in wardrobes, with the principal suite offering a walk in wardrobe and en suite. The property also includes hard wired data connections to all bedrooms and the living room, providing ultra reliable, high speed connectivity, ideal for home working, streaming, or smart home setups. Two dedicated office spaces further enhance the home's flexibility for modern lifestyles.

Externally, the property offers driveway parking and a beautifully landscaped rear garden, featuring a porcelain tiled patio, built in BBQ area, astro turf lawn, and integrated garden lighting, creating an inviting space for outdoor entertaining.

A rare opportunity to acquire a move in ready, fully modernised home in a prime Sherborne location.

## Entrance Hall

UPVC door to the front, open roof with a remote controlled Velux window which has an electric black out blind and rain sensor.

## Study

Double glazed windows to the front and side with shutters, double cupboard with Tesla, work surface, space for a dryer and an electric radiator.

## Lounge

Double glazed to the front with shutters, bifold doors in the kitchen/diner, wiring for an inbuilt cinema sound system and an electric fireplace.

## Kitchen / Diner

A real selling point of the property is the spacious kitchen/diner which comprises of two triple glazed skylight windows, double glazed window to the rear with shutters and double glazed Bi-fold door leading to the garden. Fitted kitchen with wall and base units, quartz work surfaces, centre island with a breakfast bar and an integrated induction hob, sunken stainless steel sink and drainer with a waste disposal, further integrated appliances including fridge/freezer, double oven, microwave and a dishwasher.

## Utility Room

Double glazed window to the side, base units, quartz work surfaces, stainless steel sink and drainer, plumbing for a washing machine and access to the loft.

## Second Office Space

Double glazed window to the rear and a telephone point.

## Bedroom One

Double glazed window to the rear with shutters, and walk in wardrobes.

## Ensuite

Double glazed window to the rear, walk in shower with a drench shower head and a wall attachment, WC, wash hand basin, tiling, extractor fan and a heated towel rail.

## Bedroom Two

Double glazed window to the front with shutters, built in wardrobes and desk.

## Bedroom Three

Double glazed window to the front and fitted wardrobe and desk.

## Bedroom Four

Double glazed window to the rear with shutters and a wardrobe.

## Bathroom

Double glazed window to the side, bath with mixer taps, shower attachment and a drench shower head, WC, wash hand basin, extractor fan and a heated towel rail.

## Front Garden

To the front the property is laid to lawn with gravelled driveway

## Parking

Gravelled driveway to the front for 3-4 cars.

## Rear Garden

To the rear, the property is fully enclosed and landscaped, featuring a porcelain tiled patio seating area, a built in barbecue area, and the remainder laid to astro turf. The garden also benefits from outdoor lighting, creating an attractive and usable space into the evening.

## Summer House

Timber framed outbuilding with power and lighting.

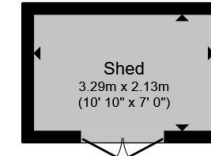








**Floor Plan**



**Outbuilding**

Total floor area 166.6 m<sup>2</sup> (1,793 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: A Council Tax  
Band: E

Tenure: Freehold

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