

Rolfe East



Western Street, Over Compton, DT9 4QZ

Offers Over £375,000

- SUBSTANTIAL NATURAL STONE SEMI-DETACHED HOUSE DATING BACK TO 1888.
- DRIVEWAY PARKING AND GARAGE.
- ENVIABLY FREE FROM THE RESTRICTIONS OF GRADE II LISTING.
- THREE DOUBLE BEDROOMS AND TWO RECEPTION ROOMS (1729 square feet - total).
- NO FURTHER CHAIN.
- AMPLE POTENTIAL FOR SIGNIFICANT EXTENSION (subject to necessary planning consent).
- TOP DORSET VILLAGE A VERY SHORT DRIVE TO SHERBORNE TOWN.
- LARGE PLOT AND GARDENS EXTENDING TO JUST UNDER A QUARTER OF AN ACRE.
- UPVC DOUBLE GLAZING AND OIL-FIRED RADIATOR CENTRAL HEATING.
- SHORT DRIVE TO MAINLINE RAILWAY STATION DIRECT TO LONDON WATERLOO.

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3 Western Street, Over Compton DT9 4QZ

NO FURTHER CHAIN! '3 Western Street' is an attractive, natural stone, end of terrace house (1729 square feet) dating back to 1888 and occupying a large level plot and gardens extending to a fifth of an acre (0.20 acres approximately). The main rear garden boasts sunny easterly and southerly aspects plus lovely countryside views. This deceptively spacious home is situated in the prestigious village of Over Compton on the Somerset / Dorset borders, only a short drive to the historic town of Sherborne and the mainline railway station to London Waterloo. The house requires modernisation but offers ample scope for significant extension at the side and rear, subject to the necessary planning permission. It is enviably free from the restrictions of Grade II listing. The house boasts private driveway parking at the side, leading to outbuildings and a garage. There is potential and space to add a large double garage or carport, subject to the necessary planning permission. The house benefits from uPVC double glazing and oil fired radiator central heating. The highly flexible accommodation enjoys a good level of natural light and comprises entrance reception hall, sitting room, dining room, kitchen / breakfast room, ground floor shower room / WC and rear lobby. On the first floor, there is a landing area, three double bedrooms and a large first floor bathroom. There are some top village pubs a short drive away as well as being within walking distance of some fabulous countryside walks – ideal as you do not need to put the dogs or the children in the car! This house is set in a desirable residential address in one of the most popular villages in this part of Dorset. Sherborne town centre is a short drive away and has a boutique high street and cafes, restaurants, Waitrose store and independent shops and schools. VACANT - NO FURTHER CHAIN.



Council Tax Band: E



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. It is also a short drive to various mainline railway stations, making London Waterloo directly in just over two hours.

Stone steps rise to front door, outside light. uPVC double glazed front door to

ENTRANCE RECEPTION HALL: 15'4 maximum x 6'6 maximum. A useful greeting area providing a heart to the home, staircase rises to the first floor, door leads to understairs storage cupboard space, painted panelling, radiator, telephone point. Doors lead off to the main ground floor rooms.

SITTING ROOM: 14'8 maximum x 11'5 maximum. A generous room enjoying a light dual aspect with uPVC double glazed window to the front and side, excellent ceiling heights, two radiators, period fireplace and surround, open fire.

DINING ROOM: 15'1 maximum x 12'10 maximum. Another generous reception room enjoying excellent ceiling heights and a dual aspect, uPVC double glazed windows to the side and rear, telephone point, period style fireplace, tiled hearth, radiator. Sliding door leads to shelved larder cupboard. Door from the dining room leads to the

KITCHEN BREAKFAST ROOM: 12'10 maximum x 9'4 maximum. A range of fitted kitchen units comprising laminated worksurface, tiled surrounds, inset stainless steel one and a half sink bowl and drainer unit, mixer tap over, a range of drawers and cupboards under, breakfast bar, radiator, space and plumbing for washing machine, space and point for electric oven, recess provides space for upright fridge freezer, a range of matching wall mounted cupboards, wall mounted boiler, uPVC double glazed window to the side,

ceiling hatch to loft space above. uPVC double glazed door leads from the kitchen breakfast room to the

REAR LOBBY / BOOT ROOM: 5'11 maximum x 3'5 maximum. uPVC double glazed windows to the rear and side, uPVC double glazed door to the side, tiled floor.

Door from the entrance hall leads to the

GROUND FLOOR SHOWER ROOM / WC: 8'8 maximum x 3' maximum. Fitted low level WC, wall mounted wash basin, glazed shower cubicle with wall mounted mains shower over, tiling to splash prone areas, radiator, uPVC double glazed window to the rear.

Staircase rises from the entrance hall to the

FIRST FLOOR LANDING: 10'8 maximum x 6'1 maximum. Radiator, ceiling hatch to loft space. Panel doors lead off the landing to the first floor rooms.

BEDROOM ONE: 11'1 maximum x 12'4 maximum. A generous double bedroom enjoying a light dual aspect with uPVC double glazed windows to the front and side, fire surround, radiator.

BEDROOM TWO: 11'6 maximum x 10'3 maximum. A second generous double bedroom enjoying a light dual aspect with uPVC double glazed windows to the side and rear, rear enjoying lovely countryside views, radiator, telephone point.

BEDROOM THREE: 10'5 maximum x 7'9 maximum. A small third double bedroom, uPVC double glazed window to the front, radiator.

FIRST FLOOR FAMILY BATHROOM: 10'2 maximum x 8'5 maximum. A generous first floor bathroom with a fitted suite comprising low level WC, wash basin in vanity unit with cupboards under, panel bath with mains shower attachment over, shower rail, tiling to splash prone areas, radiator,

uPVC double glazed window to the rear, shaver light and point, mirrored bathroom cabinet. Door leads to airing cupboard housing hot water cylinder and immersion heater, slatted shelving.

OUTSIDE:

This mature property occupies a generous level plot extending to just under a quarter of an acre (0.20 acres approximately). Stone steps rise to the front door with outside light, a portion of level front garden enclosed by Hamstone walls with wrought iron period railings. Front garden continues to side garden where there is a portion of level lawn, oil tank, a variety of mature shrubs, security lighting. Side garden leads to the

MAIN REAR GARDEN: A huge lawned rear garden enjoying an easterly aspect and countryside views, rear concrete area with outside tap. Various outbuildings include three garden sheds and a greenhouse.

Double gates give vehicular access from the country lane to a driveway parking area providing off road parking for four cars or more leading to a

DETACHED GARAGE: 18'10 in depth x 12'11 in width. Light and power connected, door to the side. Internal door from the garage leads to

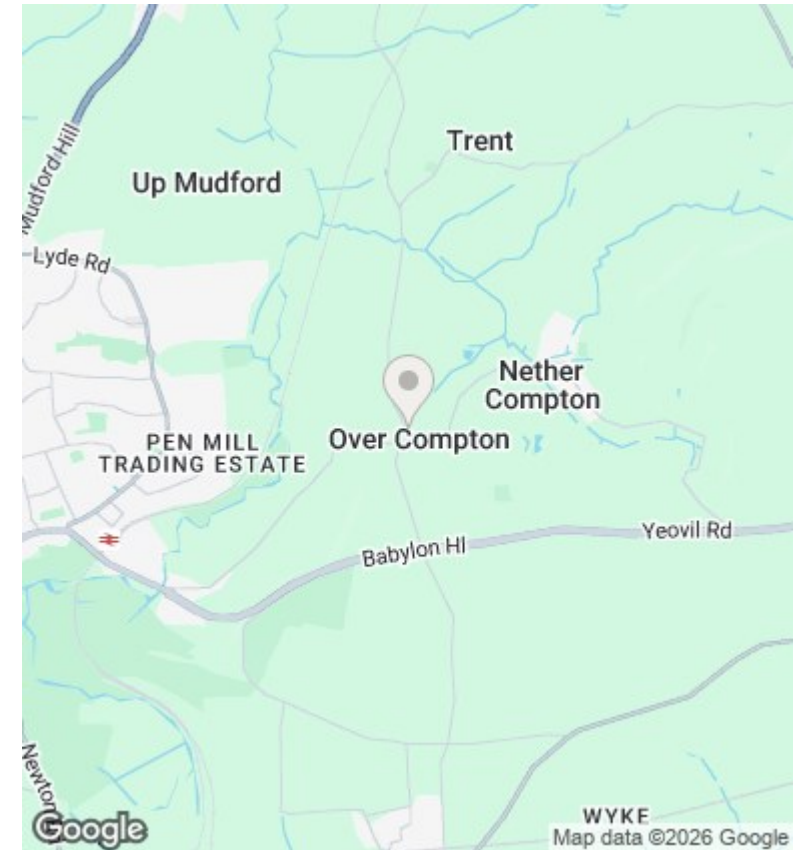
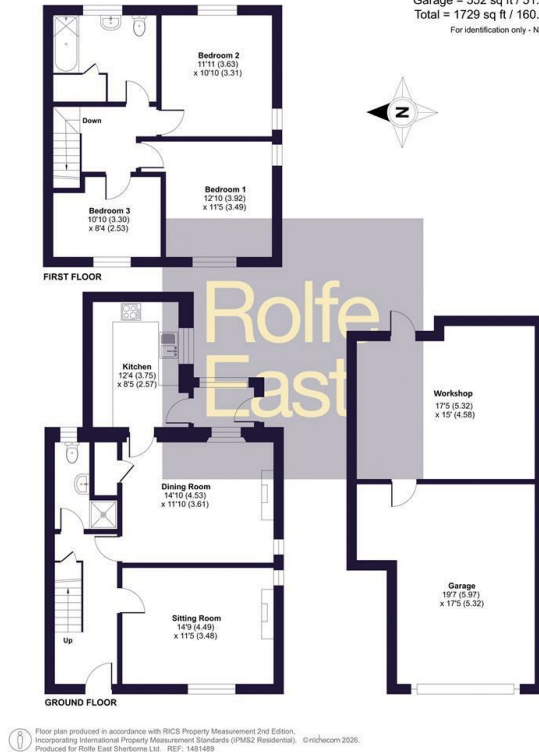
WORKSHOP: 14'7 maximum x 16'5 maximum. Window to the side, light and power connected, door to the rear garden.





Western Street, Over Compton, Sherborne, DT9

Approximate Area = 1177 sq ft / 109.3 sq m
Garage = 552 sq ft / 51.2 sq m
Total = 1729 sq ft / 160.5 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

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		