

Rolfe East



Plum Orchard, Nether Compton, DT9 4RG

Offers In Excess Of £800,000

- PRETTY NATURAL STONE THATCHED DOUBLE-FRONTED DETACHED MODERN COTTAGE.
- EXCELLENT RESIDENTIAL ADDRESS ON PRIVATE ROAD IN TOP DORSET VILLAGE.
- SOCIABLE ENTERTAINING SPACE WITH THREE RECEPTION ROOM AREAS (2197 sq ft).
- SHORT DRIVE TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.
- SUBLIME LANDSCAPED GARDENS AND PLOT EXTENDING TO OVER A THIRD OF AN ACRE.
- PERIOD STYLE DOUBLE GLAZING, OIL FIRED CENTRAL HEATING AND OPEN FIREPLACE.
- SUPERB COUNTRYSIDE VIEWS FROM THE GARDEN AND MANY OF THE WINDOWS.
- DOUBLE GARAGE PLUS GATED DRIVEWAY PARKING FOR FOUR CARS.
- FOUR DOUBLE BEDROOMS - MASTER BEDROOM WITH EN-SUITE SHOWER ROOM.
- SHORT WALK TO PRETTY VILLAGE CENTRE AND PUB.

80 Cheap Street, Sherborne, Dorset, DT9 3BJ
01935 814 929

sherborne@rolfe-east.com
<https://www.rolfe-east.com/>

Bridge Cottage, 1 Plum Orchard, Nether Compton DT9 4RG

DOUBLE GARAGE AND OVER A THIRD OF AN ACRE! 'Bridge Cottage, 1 Plum Orchard' is a very pretty, natural stone, thatched, double-fronted modern cottage offering deceptively spacious (2197 square feet), well laid out, flexible accommodation and excellent levels of natural light from dual and triple aspects. The property is located in one of the most sought-after villages in this part of Dorset, in an exclusive, 'tucked away' no-through lane location, a short walk from the picturesque village centre and pub. Nether Compton is also only a very short drive to both Sherborne town, Sherborne Abbey, the boutique high street, market square and mainline railway station to London Waterloo. It is also a short drive to the excellent amenities in Yeovil town. The property stands in a large level plot and simply sublime, landscaped gardens extending to over a third of an acre (0.39 acres approximately). The rear garden enjoys a very attractive streamside scene. Although modern, the main cottage enjoys many appealing character features including a Hamstone open fireplace, exposed beams, latch cottage doors and period-style multipane double glazing. It is heated by an oil-fired radiator central heating system and an open fireplace. The well laid accommodation is arranged over two floors and is highly flexible. It boasts excellent levels of natural light from a sunny southerly aspect at the rear plus an eclectic twist offering open-plan living space, allowing the light to flood into the cottage. It comprises entrance reception hall area leading into a generous dining room, sitting room with light triple aspect, garden room, stunning open-plan kitchen / breakfast room, utility / boot room and ground floor WC / cloakroom. On the first floor, there is a landing area, generous master double bedroom with en-suite shower room, three further double bedrooms and a family bathroom. Many of the rooms enjoy extensive countryside views.



Council Tax Band: G



There are countryside and village centre walks from nearby the front door of the property – ideal as you do not have to put the children or the dogs in the car! This superb home is set in a highly sought-after, residential address arranged around an attractive pond and green, very near the picturesque heart of the village. It is a short drive 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 drive 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. The location of the property offers excellent access to the A303 trunk road to London and Exeter and the A30 to Salisbury.

Timber five bar gate gives access to private driveway leading to timber storm porch with outside light. Oak front door leads to

ENTRANCE RECEPTION HALL: 11'3 maximum x 11'6 maximum. Period style double glazed windows to the sides and front, a generous entrance greeting area providing a heart to the home, staircase rises to the first floor, under stairs recess, door leads to under stairs cupboard, solid oak floors, radiator, telephone point. Large entrance gives access to dining room providing a full through-measurement of 26'2 maximum.

DINING ROOM: 15'2 maximum x 12'3 maximum. A generous reception room able to accommodate large dining room table, solid oak floors, moulded skirting boards and architraves, exposed beam, radiator. Multi pane period style double glazed French doors and side lights open to the

GARDEN ROOM: 8'11 maximum x 15'5 maximum. Timber double glazed construction with ceramic floor tiles, large feature windows to the sides and rear, rear overlooks the main garden and pretty stream side scene with hills and countryside beyond, light and power connected. Double glazed double French doors open to the rear, exposed natural stone elevations.

Doors lead off the dining room to further rooms.

SITTING ROOM: 21' maximum x 13'3 maximum. A beautifully presented main reception room enjoying a light triple aspect with period style multi pane double glazed windows to the front, side and rear boasting a light east-to-west aspect, carved Hamstone period style fire surround and hearth with open fireplace, moulded skirting boards and architraves, two radiators, oak flooring, TV point.

KITCHEN BREAKFAST ROOM: 13'11 maximum x 21' maximum. Another superbly proportioned room enjoying a light dual aspect with period style multi pane windows to the front and rear, rear boasts views across the rear garden to a pretty stream side scene with hills and countryside beyond. Kitchen boasts extensive a range of panelled units comprising solid timber worksurface, ceramic Belfast sink with mixer tap over, a range of drawers and cupboards under, integrated bins and recycling containers, integrated Bosch dishwasher, Alpha range oven

providing oil fired radiator central heating and hot water, granite worksurface and surrounds, decorative tiled surrounds, a range of matching wall mounted cupboards, glazed display cabinets and plate rack, integrated fridge and freezer, ceramic floor tiles, island unit with solid timber worksurface, storage drawers and window rack under, breakfast area with radiator, extractor fan, inset ceiling lighting, exposed beam. Door from the kitchen breakfast room leads to the

UTILITY ROOM / BOOT ROOM: 10'8 maximum x 7' maximum. Laminated worksurface with inset stainless steel sink bowl and drainer unit with mixer tap over, a range of drawers and cupboards under, space and plumbing for washing machine, tiled surrounds, matching wall mounted cupboards, double glazed multi pane window to the side, ceramic floor tiles, radiator, pine glazed stable door to the front. Double doors lead to large storage cupboard.

Doors from the entrance reception hall leads to

CLOAKROOM / WC: 6'3 maximum x 3'5 maximum. Fitted low level WC, wall mounted wash basin, double glazed window to the front, wall mounted cupboard, stone tiled floor, radiator.

Staircase rises from the entrance hall to the first floor landing. A generous landing area overlooking the entrance hall, radiator, moulded skirting boards and architraves, ceiling hatch and fitted loft ladder leads to loft storage space. Door leads to landing cupboard. Latch doors lead off the landing to the first floor rooms.

MASTER BEDROOM: 14'3 maximum x 13'1 maximum. A generous double bedroom enjoying a light dual aspect with multi pane period style double glazed window to the rear overlooks the rear garden enjoys extensive countryside views to fields and hills surrounding, double glazed window to the side, moulded skirting boards and architraves, radiator. Double doors lead to fitted wardrobe cupboard space, further single wardrobe. Door leads to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelving. Latch door leads to

EN-SUITE SHOWER ROOM: 6'9 maximum x 8'10 maximum. A period style white suite comprising low level WC, pedestal wash basin, walk-in double sized tiled shower cubicle with glazed screen, wall mounted electric shower over, tiled surrounds, tiled floor, double glazed window to the front, extractor fan, shaver point, chrome heated towel rail.

BEDROOM TWO: 13'4 maximum x 11'4 maximum. A second generous double bedroom enjoying a light dual aspect with period style double glazed windows to the side and rear, rear boasting countryside views, radiator, moulded skirting boards and architraves. Double doors lead to fitted wardrobe cupboard space.

BEDROOM THREE: 10'7 maximum x 9'7 maximum. A third generous double bedroom, multi pane double glazed window to the front enjoys views across pretty residents green and pond, radiator, moulded skirting boards and architraves. Door leads to fitted wardrobe.

BEDROOM FOUR / OFFICE: 9'9 maximum x 10'11 maximum. Another double bedroom, multi pane window to the rear enjoys extensive countryside views, radiator, moulded skirting boards

and architraves, TV point. Double doors lead to shelved cupboard space.

FAMILY BATHROOM: 7'9 maximum x 6'5 maximum. A period style white suite comprising low level WC, pedestal wash basin, panel bath with glazed shower screen over, wall mounted electric shower over, secondary mains shower tap arrangement over, tiling to splash prone areas, radiator, tiled floor, double glazed window to the front, shaver point, extractor fan.

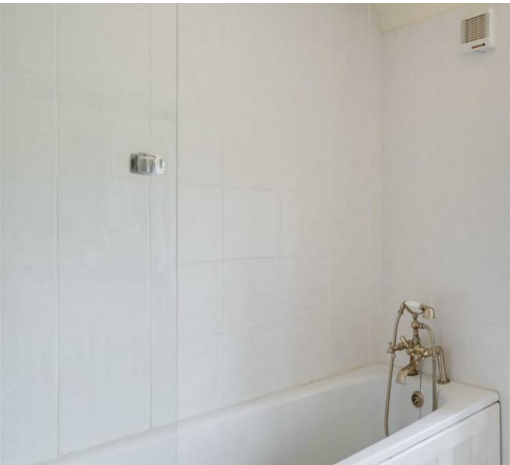
OUTSIDE:

This pretty property stands in a generous level plot with sublime landscaped gardens extending to over a third of an acre (0.39 acres approximately). Five bar timber gate gives vehicular access from Plum Orchard to a private driveway providing off road parking for 4 cars or more. Pathway leads to oak storm porch with outside light. Driveway leads to

DETACHED DOUBLE GARAGE: 17'8 in depth maximum x 19'11 in width maximum. Two automatic up-and-over garage doors, light and power connected, rafter storage above, personal door to the side.

The **MAIN GARDEN** is situated at the side and rear of the property. The gardens at Bridge Cottage are exquisite and a particularly pretty selling feature, boasting a variety of mature trees, fruit trees, plants and shrubs. Timber outbuilding at the rear of the property houses the oil tank, garden shed. The main rear garden enjoys a sunny westerly aspect and a glorious rural backdrop onto a local beauty spot. It is laid mainly to lawn and boasts a timber decked patio seating area, further paved patio seating area offering fantastic privacy. The first portion of garden enjoys a pretty streamside stream. Private timber bridge crosses the stream and leads to a further lawned garden. The lawned garden leads to the south of the property where there is an orchard and vegetable garden. The orchard boasts a variety of mature apple trees, plum trees and pear trees, various vegetable plot gardens, compost area. Double timber gates give separate access to the lower half of the garden.





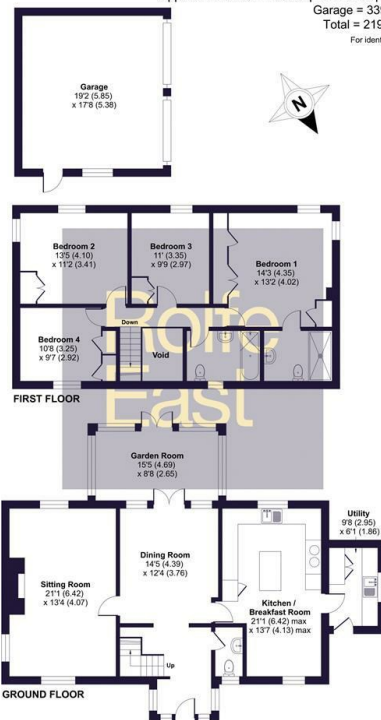
Plum Orchard, Nether Compton, Sherborne, DT9

Approximate Area = 1858 sq ft / 172.6 sq m (excludes void)

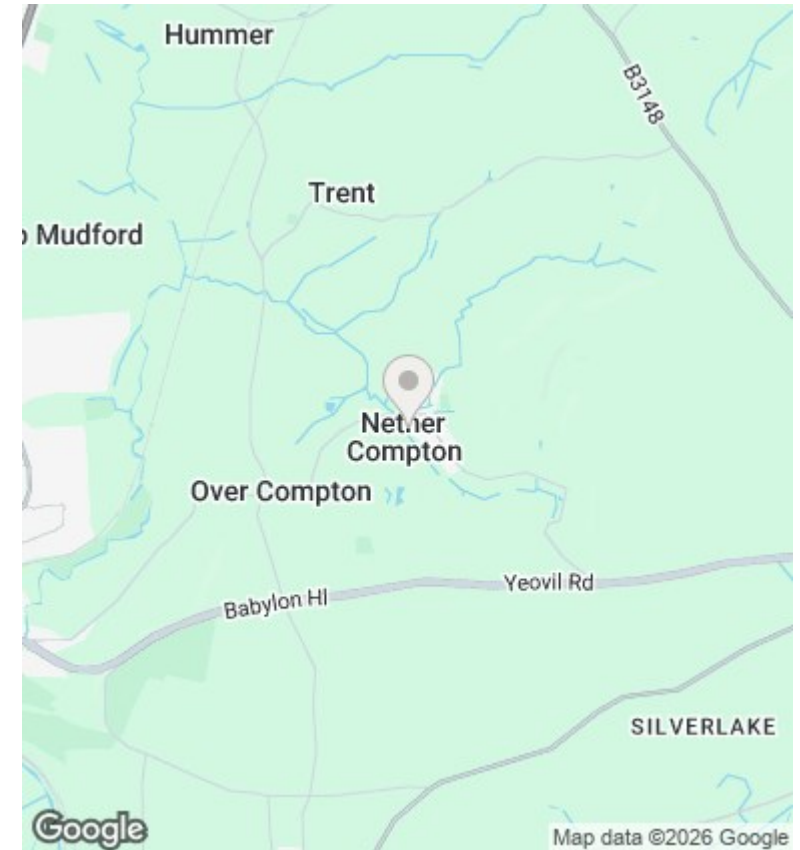
Garage = 339 sq ft / 31.4 sq m

Total = 2197 sq ft / 204 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ricolocum 2025. Produced for Rolfe East Sherborne Ltd. REF: 1407495



Directions

Viewings

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

Council Tax Band

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		