

# Rolfe East



## Longburton, Sherborne, DT9 5NZ

Guide Price £285,000

- EXQUISITE PERIOD MID-TERRACE COTTAGE WITH OODLES OF COTTAGE CHARACTER!
- ENVIABLY FREE FROM THE RESTRICTIONS OF GRADE II LISTING.
- STUNNING DECORATIVE ORDER THROUGHOUT.
- SHORT DRIVE TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.
- LARGE PRIVATE DRIVEWAY PROVIDING PARKING FOR 4-6 CARS.
- EXPOSED BEAMS, NATURAL STONE INTERNAL ELEVATIONS, WINDOW SEATS AND MORE!
- EXCELLENT FLOW OF NATURAL LIGHT.
- BEAUTIFULLY PRESENTED GARDENS AT THE SIDE AND REAR -
- CAST IRON LOG BURNING STOVE, ELECTRIC ROOM HEATERS PLUS uPVC DOUBLE GLAZING.
- SHORT WALK TO NEARBY COUNTRYSIDE AND POPULAR VILLAGE PUB.

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

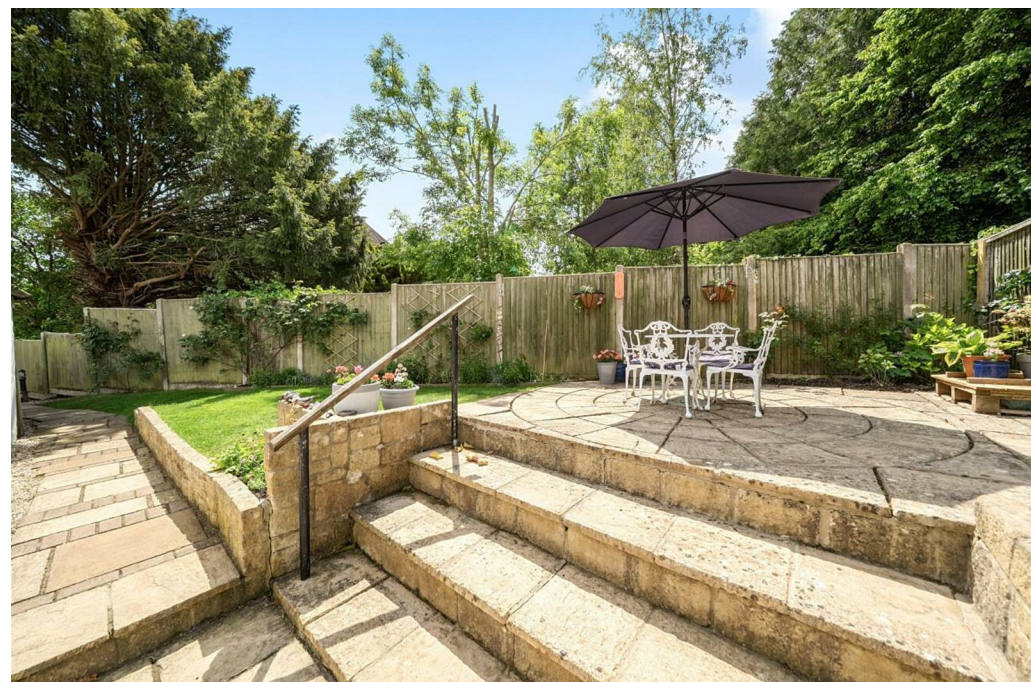
sherborne@rolfe-east.com  
<https://www.rolfe-east.com/>

# Badger Cottage Longburton, Sherborne DT9 5NZ

DRIVEWAY PARKING FOR 4-6 CARS! 'Badger Cottage' is a beautifully, recently refurbished, period-character, mid terrace cottage situated in a popular residential address near the heart of this sought-after Dorset village. It is a short walk to the popular village pub and nearby countryside. The cottage is enviably free from the restrictions of Grade II listing and yet retains character features including exposed natural stone internal elevations, window seats, beams and a cast iron log burning stove. This unique cottage comes with a large, private driveway parking area providing space to park four to six cars. There are exquisite gardens at the front, side and rear. The property offers uPVC double glazing and electric radiators and electric heaters. The cottage enjoys good levels of natural light from a sunny south westerly aspect at the rear plus plenty of privacy. The current owner has refurbished the property to a very stylish standard throughout including replacement kitchen and lots more. It enjoys well-arranged spacious accommodation enjoying excellent levels of natural light, comprising main open-plan living area with sitting room area, dining room area and kitchen plus ground floor shower room / WC. On the first floor there is a landing area and two double bedrooms. It is a stone's throw from the centre of the village, popular pub and nearby countryside, ideal for walks as you do not need to put the children or the dogs in the car! Longburton is one of the nearest villages to Sherborne town. It is surrounded by stunning countryside and walks but also offers excellent access to the A352 trunk road to Dorchester and the Jurassic coast. The property is a short drive 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 and breath-taking abbey building.



Council Tax Band: C



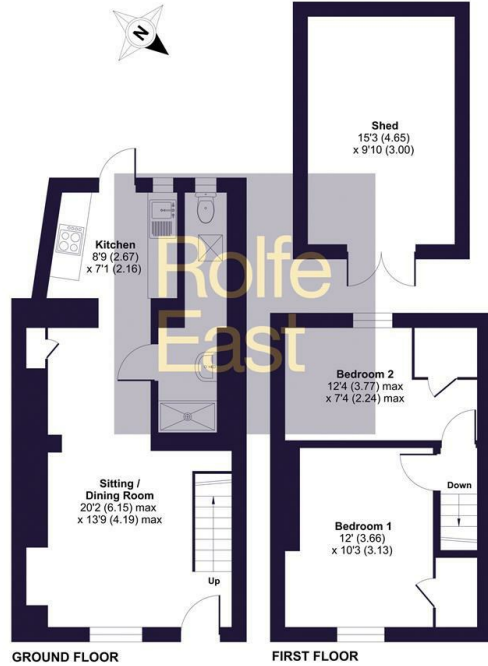
Sherborne has also recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House. It is a short drive to the mainline railway station in Sherborne making London Waterloo directly in just over two hours.



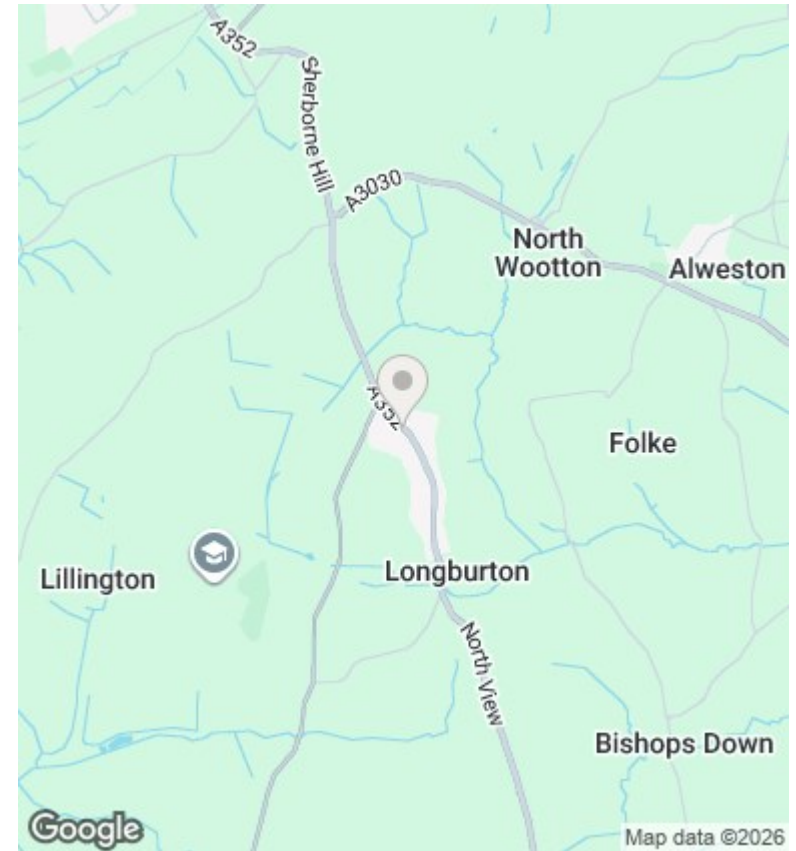


**Badger Cottage, Longburton, Sherborne, DT9**

Approximate Area = 642 sq ft / 59.6 sq m  
 Outbuilding = 150 sq ft / 13.9 sq m  
 Total = 792 sq ft / 73.5 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). © nrichcom 2020. Produced for Rolfe East Sherborne Ltd. REF: 1456690



**Directions**

**Viewings**

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

**Council Tax Band**

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>46</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	