



FOR SALE

The Old School Place, Sherborne, DT9 3HS

£600,000



ORCHARDS
ESTATES

**** NO CHAIN **** - A delightful Grade II Listed former teacher's house, providing spacious accommodation, stunning features throughout and south facing garden. The property is within a short walk to Sherborne's historic high street, full of independent boutiques, cafes and restaurants, as well as the famous Abbey. Yet is tucked away from passing traffic and footfall, and lies a brief stroll through a scenic park from the city's rail station, with its direct mainline services to London. The well presented accommodation comprises a flagstone floor sitting room, separate dining room, kitchen/diner and downstairs toilet. Under floor heating throughout downstairs. Upstairs are three double bedrooms and the family bathroom. Outside is a beautiful garden with a stone-built workshop, with double glazed window, power, under floor heating and lighting. There are also two allocated parking spaces.

£600,000



LOCATION

The lovely old market town of Sherborne has many period and listed buildings, not least being the Old Green development which in 1750 was a Georgian coaching Inn, The Angel, and later used as a dormitory for the boarders at well known Sherborne School. Sherborne offers a wide range of facilities; mainline railway to London Waterloo, the 16th century Tudor Mansion known as Sherborne Castle, the Abbey, doctor's surgeries, a varied selection of independent shops, supermarkets, pubs and restaurants. From the Immediate A30, easy access, to the A303 to the West and London, and the towns of Yeovil, Dorchester, Weymouth and Bridport.

Approach

Accessed via iron gate which leads you through a garden laid to lawn with an array of shrubs and plants.

Entrance Hall

Oak front door, double glazed window to side, slate tiled floor with under floor heating

Sitting Room

Double glazed window to front and side, multi fuel burner, slate tiled floor with under floor heating.

Dining Room

Double glazed bay window to front, spot lights, open fireplace, slate tiled floor with under floor heating.

Kitchen

Single glazed window with secondary glazing to side, range of solid oak bespoke wall and base units space for range cooker, one and a half bowl sink, solid wood worktops, ceramic tiles, water filter, exposed stone wall, slate tiled floor with under floor heating, single glazed door with secondary glazing to garden.

Cloakroom

Double glazed window to rear, glass panel to side, slate tiled floor with under floor heating, wash hand basin, WC, extractor fan.

Stairs to first floor

Landing

Single glazed window with secondary glazing to front and side, airing cupboard housing boiler, wooden beams, two radiators, laid to carpet.

Bedroom One 15' 1" x 10' 7" (4.592m x 3.235m)

Double glazed window to front and side with window seat, wooden beams, fireplace, radiator, laid to carpet.

Bedroom Two 12' 0" x 10' 2" (3.654m x 3.095m)

Double glazed window to front with window seat, wooden beams, fireplace, radiator, laid to carpet.

Bedroom Three 11' 11" x 9' 0" (3.622m x 2.742m)

Double glazed window to side, wooden beams, access to loft space, laid to carpet.

Bathroom

Single glazed window to side, tiled, bath,, shower cubicle, wash hand basin, WC, heated towel rail.

Front and Rear Garden

The front garden is accessed via iron gate which leads you through a garden laid to lawn with an array of shrubs and plants. There is a stone wall with archway and gate to side leading to the rear garden. Here there is gravelled areas and mature shrubs, lawned area and workshop.

Workshop

Double glazed window, stone built with power, under floor heating and lighting.



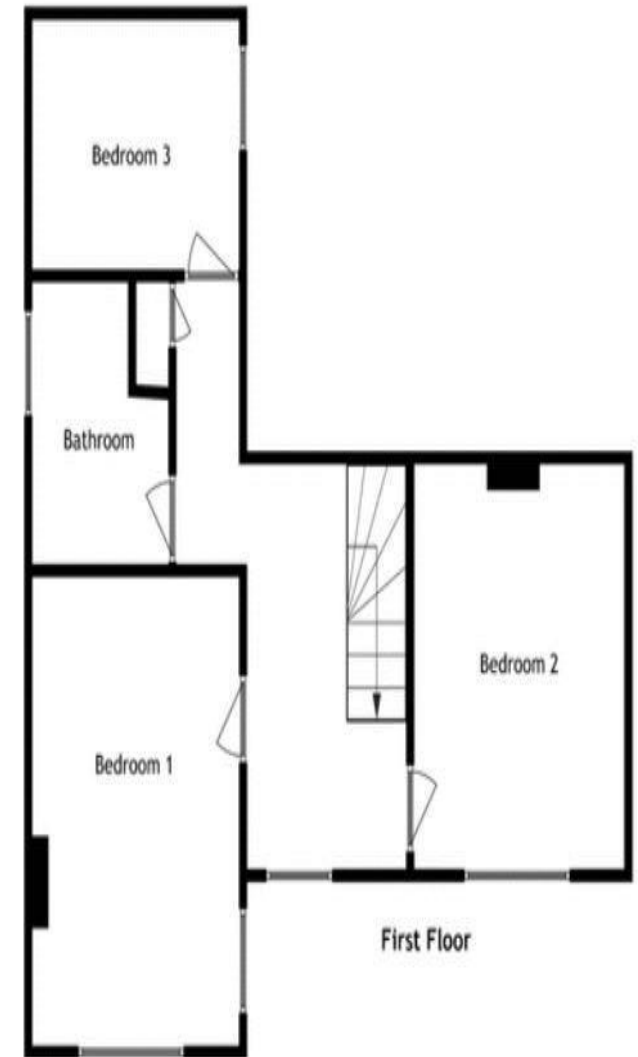
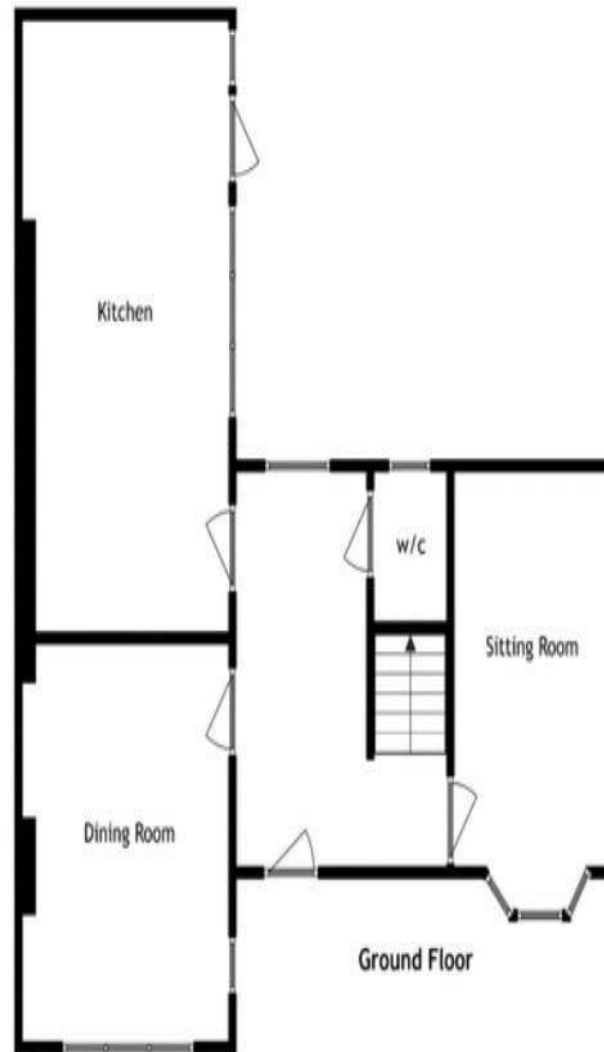
Parking

Two allocated parking spaces.

Material Information

- Freehold
- Character Grade II property
- Council Tax - E
- EPC - D
- Services - Mains electric, gas, water and drainage
- Under Floor Heating - To hallway, sitting and dining room
- Multi Fuel Burner
- Open Fire
- Boiler - Broadband Speed (Source Ofcom) - Superfast 71mbps
- Flood Zone 1 - This property has very low risk of flooding from rivers and sea (Source Gov.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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www.orchardsestates.com



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