Rolfe East







Mulberry Gardens, Sherborne, DT9 4BY

Guide Price £235,000

- SPACIOUS MATURE END OF TERRACE HOUSE (1315 SQUARE FEET).
- SIZEABLE REAR PRIVATE GARDEN BACKING ON TO FIELDS AND HILLS.
- NEXT DOOR TO NATURE RESERVE - EXCELLENT WALKS FROM THE DOOR!
- VACANT - NO FURTHER CHAIN.
- PRIVATE DRIVEWAY PARKING FOR TWO CARS WITH SCOPE FOR MORE.
- MAINS GAS-FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- SHORT WALK TO TOWN CENTRE AMENITIES AND RAILWAY STATION TO LONDON.
- LARGE ATTACHED GARAGE AND WORKSHOP.
- LARGE GROUND FLOOR ROOMS PLUS THREE GENEROUS BEDROOMS.
- NON STANDARD CONCRETE PANEL CONSTRUCTION.

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1 Mulberry Gardens, Sherborne DT9 4BY

NEXT TO THE QUARR NATURE RESERVE! VACANT - NO FURTHER CHAIN. '1 Mulberry Gardens' is a spacious (1315 square feet), mature, end of terrace house situated in a superb residential address on the edge of the town centre of Sherborne. The house comes with a large, attached garage and workshop plus driveway parking for two cars. The front garden provides potential for more parking, subject to the necessary permission. There is a generous garden at the rear backing on to fields and woodland. The property is enhanced by mains gas fired radiator central heating with a recently replaced boiler plus uPVC double glazing. The house boasts spacious living accommodation enjoying a good level of natural light, comprising entrance reception hall, sitting room, inner hall, open-plan kitchen / dining room with solid pine kitchen units and a large utility room. On the first floor there is a landing area, three generous bedrooms and a first floor family bathroom. There are lovely views from the first floor. There are superb walks from the front door as the property is next to The Quarr Nature Reserve. The property is very near the beating heart of this pretty Dorset town. The stunning, historic town centre is a short walk away with its coveted boutique high street and bustling out and about culture, markets, cafes, Waitrose store, restaurants, world famous private schools, breath-taking abbey building and mainline railway station making London Waterloo in just over two hours. 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’ – an exclusive, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House. PLEASE NOTE: This is a concrete panel house and is deemed as 'non-standard construction'. Please do check with your mortgage lender or advisor to see if they will lend on this property. VACANT - NO FURTHER CHAIN.

3 1 2 D

Council Tax Band: B





Pathway to storm porch with outside light. uPVC double glazed front door leads to

ENTRANCE PORCH: 3'3 maximum x 4'4 maximum. Glazed door leads to

SITTING ROOM / DINING ROOM: 18'10 maximum x 14'4 maximum. A generous main reception room, large uPVC double glazed window to the front boasting a sunny southerly aspect, brick feature fire surrounds and shelves, two radiators. Glazed door leads to

INNER HALL: 6'1 maximum x 3'2 maximum. Staircase rises to the first floor. Panel door leads to

CLOAKROOM / WC: 6'2 maximum x 3' maximum. Fitted low level WC, wall mounted wash basin, radiator.
Panel door from the inner hall leads to the

KITCHEN / BREAKFAST ROOM: 15'11 maximum x 14'11 maximum. Another generous room, a range of plne panelled kitchen units comprising laminated worksurface, decorative tiled surrounds, inset stainless steel sink bowl and double drainer unit with mixer tap over, a range of drawers and cupboards under, space and point for electric oven, wall mounted cooker hood above, a range of matching wall mounted cupboards, uPVC double glazed window to the rear overlooks the rear garden to fields and hills beyond, radiator, cupboard houses gas meter. uPVC double glazed door leads to the

REAR LOBBY: 3'4 maximum x 3'4 maximum. Door to the rear, further door to walk in storage cupboard with power point and radiator. Door leads from the rear lobby to

STORE ROOM: 8'3 maximum x 6'3 maximum. uPVC double glazed window to the side, wall mounted shelving, power points, space and plumbing for washing machine, space for upright fridge freezer.

Staircase rises from the inner hall to the first floor landing, radiator, ceiling hatch and loft ladder to loft storage space. Panel door from the landing leads to cupboard housing Worchester Bosch gas fired boiler and lagged hot water cylinder and immersion heater, slatted shelving. Panel doors lead off the landing to the first floor rooms.

BEDROOM ONE: 12'7 maximum x 11'4 maximum. A generous double bedroom, uPVC double glazed window to the front enjoying a sunny southerly aspect, radiator, double doors lead to fitted wardrobe cupboard space.

BEDROOM TWO: 12'9 maximum x 9' maximum. A second generous double bedroom, uPVC double glazed window to the rear with views overlooking hills and parkland, radiator, door leads to fitted wardrobe cupboard space.

BEDROOM THREE: 11'3 maximum x 7'3 maximum. A generous third bedroom, uPVC double glazed window to the front enjoying a sunny southerly aspect, radiator, door leads to large, fitted cupboard.

FAMILY BATHROOM: 6'2 maximum x 6'3 maximum. A fitted suite comprising low level WC, pedestal wash basin, panel bath with glazed shower screen over, wall mounted electric shower over, tiled walls, radiator and heated towel rail, uPVC double glazed window to the rear.

OUTSIDE:

At the front of the property there is a lawned front garden laid to brick paving giving a depth of 55’ from the pavement. A dropped curb gives vehicular access from Blackberry Lane to a private driveway providing off road parking for 2 cars, with potential for more, subject to the necessary planning permission. Pathway leads to a storm porch, outside light, a variety of flowerbeds and borders. Driveway leads to

ATTACHED GARAGE: 17’6 in depth x 7’11 in width. Metal up-and-over garage door, light and power connected. Timber door and partition leads to

WORKSHOP: 16’9 maximum x 7’7 maximum. Light and power connected, double doors lead to shelved cupboard space, personal door to the rear.

ATTACHED STUDIO ROOM: 7’6 maximum x 8’9 maximum. Light and power connected, sliding uPVC double glazed doors to the garden. Detached timber garden shed.

MAIN REAR GARDEN: 31’ in depth x 30’ maximum in width. The rear garden is laid to patio and arranged for low maintenance purposes, a variety of brick paved borders and flowerbeds, outside lighting, outside tap, rainwater harvesting butt, area to store recycling containers and wheelie bins. The rear garden backs onto fields and hills.













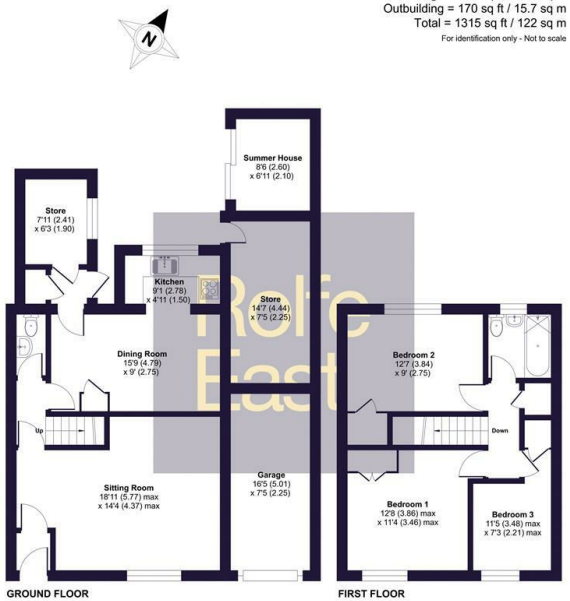






Mulberry Gardens, Sherborne, DT9

Approximate Area = 1024 sq ft / 95.1 sq m
Garage = 121 sq ft / 11.2 sq m
Outbuilding = 170 sq ft / 15.7 sq m
Total = 1315 sq ft / 122 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). ©nichecom 2026. Produced for Rolfe East Sherborne Ltd. REF: 1456881



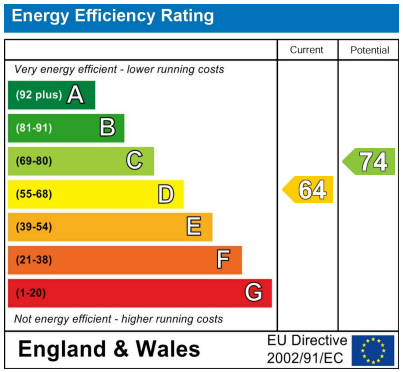
Directions

Viewings

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

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B



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