

# Rolfe East



## The Bungalows, Beer Hackett, DT9 6QR

Guide Price £475,000

- IMMACULATE DETACHED MATURE BUNGALOW IN CHOICE DORSET VILLAGE.
- SOUGHT-AFTER RESIDENTIAL CUL-DE-SAC ADDRESS IN SHADOW OF PRETTY CHURCH.
- OPEN PLAN KITCHEN / DINING ROOM PLUS CONSERVATORY.
- SHORT DRIVE TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.
- LEVEL PLOT AND STUNNING GARDENS EXTENDING TO 0.14 ACRES APPROXIMATELY.
- OIL FIRED RADIATOR CENTRAL HEATING, OPEN FIRE AND UPVC DOUBLE GLAZING.
- EXCELLENT LEVELS OF NATURAL LIGHT FROM SUNNY EAST-TO-WEST ASPECTS.
- DRIVEWAY PARKING FOR 2-3 CARS LEADING TO CARPORT AND SINGLE GARAGE.
- REAR GARDEN ENJOYS A SUNNY WESTERLY ASPECT AND EXCELLENT PRIVACY.
- COUNTRYSIDE WALKS FROM THE FRONT DOOR.

# Stoneleigh, 1 The Bungalows, Beer Hackett DT9 6QR

'Stoneleigh' is a simply lovely, mature, detached bungalow situated in a very sought-after residential cul-de-sac address in the heart of this popular Dorset village. The property stands in a generous level plot and lovely manicured gardens of 0.14 acres approximately. The rear garden is particularly pretty and boasts a sunny westerly aspect and good privacy. The bungalow comes with a single garage / workshop, single carport and driveway parking for two to three cars. There is a large front garden giving a good depth from the cul-de-sac, that could be converted to more driveway parking if required, subject to the necessary planning permission. The property boasts excellent levels of natural light from a sunny east-to-west aspect plus large windows. There are views of the pretty parish church at the front. It is heated by oil-fired radiator central heating, an open fireplace and benefits from uPVC double glazing. It is in very good decorative condition throughout. The well-arranged, deceptively spacious accommodation (1402 square feet) comprises entrance reception hall, large sitting room with cut Hamstone open fireplace, kitchen / dining room, conservatory, undercover side area, inner hall, three generous bedrooms and a family shower room. The property has countryside and village centre walks from nearby the front door – ideal as you do not need to put the children or the dogs in the car! The hamlet of Beer Hackett has a church at its centre. The nearby village of Yetminster is an incredibly pretty and popular Dorset village enjoying a vibrant community. The properties in Yetminster are built almost entirely using an attractive natural stone. As well as the local store and a 16th century village pub, Yetminster possesses a variety of village amenities and services, including a GP surgery, a hairdressers, coffee shops, deli and a sports/social club with playing grounds and tennis courts. It is a very short drive to the stunning, historic town centre of Sherborne.



Council Tax Band: D



Sherborne town has a 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.

uPVC double glazed front door leads to

ENTRANCE HALL: 9'2 Maximum x 6'7 maximum. A useful greeting area / boot room. uPVC double glazed window to the front. Radiator. Two sets of double doors lead to hall cloaks cupboards, multi pane glazed door leads to

SITTING ROOM: 18'11 Maximum x 17'2 Maximum. A very well-proportioned main reception room in excellent decorative condition, large uPVC double glazed window to the front boasting an easterly aspect and the morning sun, feature period-style carved Hamstone fire surround and hearth with open fireplace, two radiators, timber effect flooring, moulded skirting boards and architraves, inset ceiling lighting, TV point, multi pane glazed door leads to

OPEN PLAN KITCHEN DINING ROOM: 17'8 Maximum x 9'8 Maximum. A useful open-plan room with a range of contemporary kitchen units comprising stone effect laminated work surface and surrounds, inset composite one and a half sink bowl and drainer unit, mixer tap over, a range of drawers and cupboards under, integrated fridge, space and plumbing for dishwasher, space for electric oven, a range of matching wall mounted cupboards and display cabinets, glass splashback, wall mounted concealed cooker hood extractor fan, ceramic floor tiles, uPVC double glazed window to the rear overlooks the rear garden and enjoys a sunny westerly aspect, inset ceiling lighting, radiator, dining area, uPVC double glazed double French doors open to the

CONSERVATORY: 13'3 Maximum x 9'4 Maximum. uPVC double glazed

windows and doors open on to the rear garden, a sunny west-facing aspect, light and power connected, moulded skirting boards and architraves, radiator.

uPVC double glazed door leads from the kitchen area to an

UNDER COVER SIDE PASSAGE: Providing access from the carport to the rear garden. Personal door to the garage.

Pine panel door from the dining area leads to an

INNER HALL: Ceiling hatch with fitted loft ladder leads to part-boarded loft storage space with electric light connected. Door leads to airing cupboard housing lagged hot water cylinder with immersion heater, shelving. Panel doors lead off the inner hall to further rooms.

BEDROOM ONE: 14'1 Maximum x 9'7 maximum. A generous double bedroom, large uPVC double glazed window to the rear overlooking the rear garden boasting a sunny westerly aspect, radiator, moulded skirting boards and architraves, recess provides space for free standing wardrobe.

BEDROOM TWO: 10'6 maximum x 10'8 plus door recess. A second double bedroom. Large uPVC double glazed window to the front boasting views to the pretty Parish Church, an easterly aspect and the morning sun, radiator, moulded skirting boards and architraves.

BEDROOM THREE / OFFICE: 7'4 Maximum x 8'9 into wardrobe recess. uPVC double glazed window to the front, radiator, doors lead to fitted wardrobe cupboards.

FAMILY BATHROOM: 8'3 Maximum x 6'6 Maximum. A modern white suite comprising low level WC, wash basin over storage cupboards, P-shaped panel bath with glazed shower screen over, wall mounted electric shower over, uPVC double glazed window to the rear, extractor fan, tiled walls and floor, illuminated mirror, shaver point, radiator.

#### OUTSIDE:

This fantastic, detached bungalow occupies a generous level plot and gardens extending to 0.14 acres approximately.

At the front of the property, a dropped curb gives vehicular access to a private driveway, providing off road parking for two to three cars. Outside light. Driveway leads to

**ATTACHED CARPORT:** 16'8 maximum x 12'7 Maximum. Security lighting. Personal door leads to under side passage. Carport leads to

**ATTACHED SINGLE GARAGE:** 17'3 x 8'8 Maximum. Metal up and over garage door, light and power connected, space for workshop area, space for upright fridge / freezer, floor standing Grant oil-fired boiler, personal door to the side.

At the front of the property, there is a substantial front garden laid to lawn giving a good depth from the cul-de-sac. This garden provides potential for extended driveway parking, subject to the necessary planning permission. Timber side gate gives access to the main rear garden.

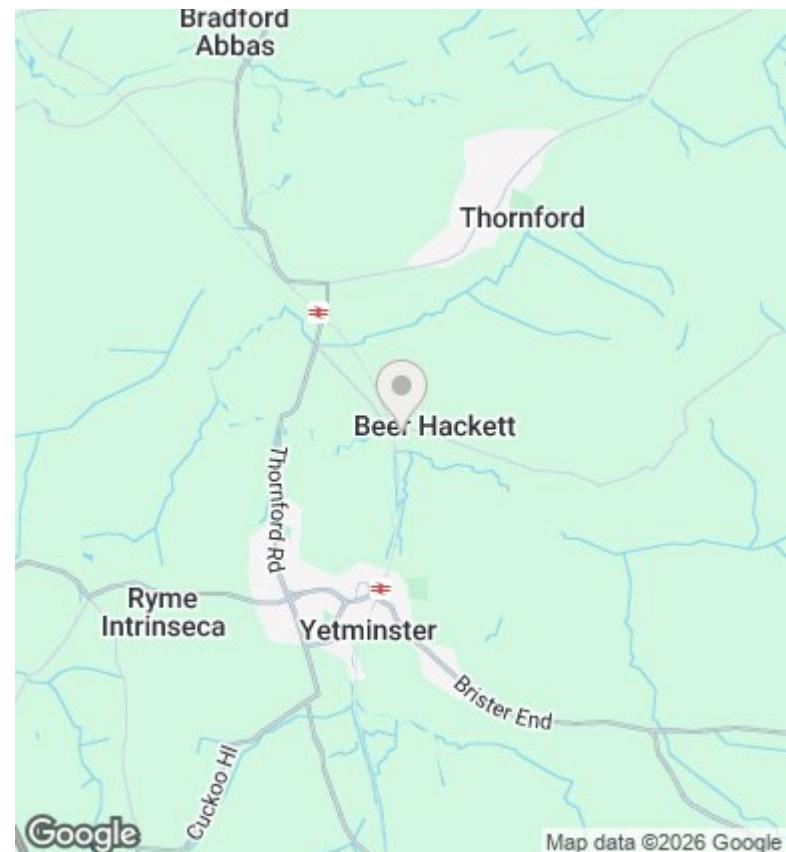
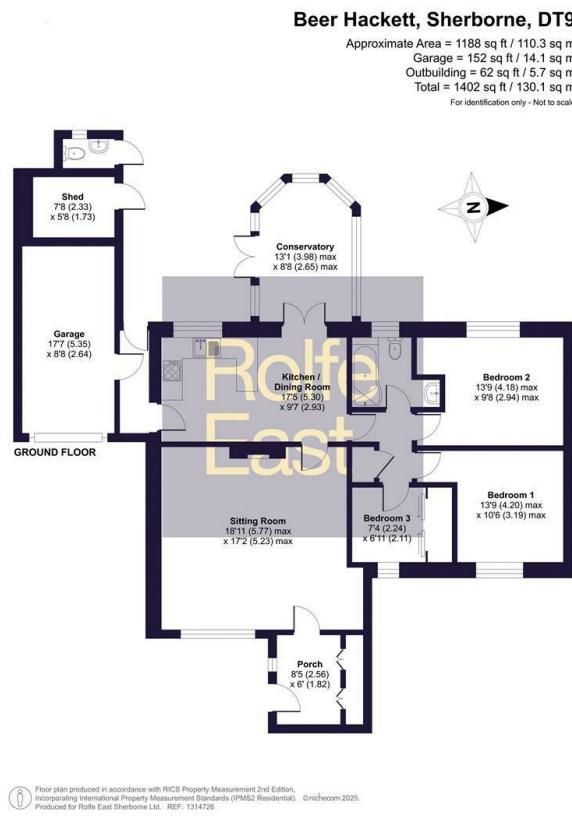
**MAIN REAR GARDEN:** 47'5 in depth x 57'2 in width. This level rear garden is beautifully presented laid to lawn, boasting a paved patio seating area. It enjoys a sunny westerly aspect and the afternoon sun. Outside lighting, outside tap, a variety of well stocked flowerbeds and borders enjoying a selection of plants and shrubs, vegetable garden area. The rear garden is enclosed by panel fencing. Enclosed area houses oil tank, greenhouse, area to store recycling containers and wheelie bins, outside tap.

**ATTACHED GARDEN STORE:** 8' x 5'8 maximum. Light and power connected.

**ATTACHED GARDENERS WC:** 5'3 x 2'9. Low level WC, wall mounted wash basin.







## Directions

## Viewings

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

## Council Tax Band

D

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