

# Rolfe East



## The Old School Place, Sherborne, DT9 3HS

Open To Offers £450,000

- STUNNING FULLY AND STYLISHLY RENOVATED HOUSE NEAR SHERBORNE ABBEY.
- GATED OFF ROAD DRIVEWAY PARKING FOR ONE CAR.
- DOUBLE GLAZING AND MAINS GAS FIRED RADIATOR CENTRAL HEATING.
- OPEN TO OFFERS! NO FURTHER CHAIN - MUST BE VIEWED!
- THREE DOUBLE BEDROOMS - MASTER BEDROOM WITH EN-SUITE BATHROOM.
- NEW KITCHEN AND BATHROOM SUITES.
- SCOPE TO EXTEND, SUBJECT TO PLANNING PERMISSION.
- LEVEL PLOT WITH SOUTH FACING LANDSCAPED REAR GARDEN.
- CONTEMPORARY OPEN-PLAN LIVING SPACE AND GREAT FLOW OF NATURAL LIGHT.
- SHORT WALK TO TOWN CENTRE AND MAINLINE RAILWAY STATION TO LONDON.

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# 9 The Old School Place, Sherborne DT9 3HS

OPEN TO OFFERS! NO FURTHER CHAIN! '9 The Old School Place' is a beautifully finished, fully refurbished, modern, terraced house situated in a superb residential address in the shadow of Sherborne Abbey and short, level walk to Sherborne town centre and mainline railway station to London. This lovely property has been the subject of tasteful and extensive refurbishment, now offering new kitchen and bathroom suites and contemporary decoration. There is now under floor heating in the en-suite bathroom, mains gas fired radiator central heating and double glazing. There is a generous, level garden at the rear that has also been the subject of landscaping and redesign and boasting a sunny south-facing aspect. There is gated off-road parking for one car at the rear. The spacious accommodation boasts an excellent flow of natural light and briefly comprises entrance reception hall, sitting room, open-plan kitchen / breakfast room / dining room, inner hall, utility cupboard and ground floor WC / cloakroom. On the first floor, there is a landing area, master double bedroom with en-suite bathroom, two further generous double bedrooms and a feature family bathroom. The property offers scope for extension at the rear, subject to the necessary planning permission. There are countryside walks nearby the front door at Purlieu Meadows and the Sherborne Castles – ideal as you do not need to put the children or the dogs in the car. The property is situated a short walk 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, 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.



Council Tax Band: D



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. This lovely property is perfect for those aspiring family buyers looking to settle in their ultimate Sherborne home, cash buyers from the South East and London possible linked with the excellent local private schools and indulging in the 'race for space', the pied-a-terre market, rental market and much more. SIMPLY STUNNING!

Paved pathway to storm porch, outside light. Double glazed and panelled front door leads to

**ENCLOSED ENTRANCE PORCH:** Oak floor, moulded skirting boards and architraves, radiator, a useful storage area for coats and shoes. Panel door leads to ground floor cloakroom / WC and reception hall.

**ENTRANCE RECEPTION HALL:** A useful greeting area providing a heart to the home, staircase rises to the first floor, oak flooring, moulded skirting boards and architraves. Double panel doors lead to large walk-in utility cupboard providing space and plumbing for washing machine and tumble dryer, fitted shelving, light and power connected. Panel doors lead off the entrance reception hall to the main ground floor rooms.

**SITTING ROOM:** 14'11 maximum x 11'4 maximum. A beautifully presented main reception room with double glazed window to the front overlooking the front garden, moulded skirting boards and architraves, inset ceiling lighting, oak flooring, TV point, radiator.

**OPEN-PLAN KITCHEN / DINING ROOM:** 20'8 maximum x 11'10 maximum. This superb sociable open-plan living space is split into three main areas.

Dining room/reception two - Able to accommodate large dining room table, moulded skirting boards and architraves, radiator, double glazed double French doors open onto the rear garden and patio, double glazed windows to the rear boasting a sunny southerly aspect, oak flooring. Door leads to understairs storage cupboard space.

Kitchen area - A range of bespoke handmade, hand painted Shaker-style kitchen units comprising oak worksurface and surrounds, ceramic Belfast sink with mixer tap over, granite surrounds, inset electric induction hob with glass splashback, wall mounted cooker hood extractor fan over, a range of drawers, pan drawers and cupboards under, integrated dishwasher, plate rack and shelves, wall mounted cupboard houses gas fired boiler, multi pane double glazed window to the rear overlooks the rear garden boasting a sunny southerly aspect, oak flooring.

Breakfast area - Oak breakfast bar, oak flooring, built-in eye-level stainless steel Smeg electric grill and steam oven with electric oven under, integrated fridge and freezer. Double panel doors lead to fitted feature larder cupboard with fitted shelves, space for coffee machine, toaster and microwave.

Panel door from the entrance porch leads to

**CLOAKROOM / WC:** 5'8 maximum x 3'4 maximum. Fitted low level WC, ceramic wash basin on cupboard, tiled surrounds, double glazed window to the front, radiator, oak flooring.

Staircase rises from the entrance reception hall to the

**FIRST FLOOR LANDING:** 14'9 maximum x 5'1 maximum. Moulded skirting boards and architraves, period style balustrade. Panel doors lead off the landing to the first floor rooms.

**MASTER BEDROOM:** 18'4 maximum x 11'4 maximum. A generous double bedroom, double glazed window to the front, radiator, moulded skirting boards and architraves, an extensive range of mirrored panelled doors give access to fitted wardrobe cupboard space with ebonised oak handmade handles with matching mounted wall mirrors either side of bed. Dressing area with shelved alcove. Panel door leads to

**EN-SUITE BATHROOM:** 8'10 maximum x 9' maximum. A modern replacement white suite comprising fitted low level automatic bidet WC, bath

with mixer tap over, shower tap arrangement, wash basin over storage drawer with mixer tap, tiling to splash prone areas, tiled floor, wet room area with wall mounted mains shower, separate hand held shower unit, floor drain, double glazed window to the front, extractor fan, heated towel rail, underfloor heating, ebonised oak shelved alcove and window shelf.

**BEDROOM TWO:** 11'3 maximum x 8'3 maximum. A second double bedroom, multi pane double glazed window to the rear boasting a sunny southerly aspect with views across school playing field, radiator, moulded skirting boards and architraves.

**BEDROOM THREE:** 12'8 maximum x 8'3 maximum. A third double bedroom, double glazed window to the rear boasting a sunny southerly aspect, radiator, moulded skirting boards and architraves.

**FAMILY BATHROOM:** 5'11 maximum x 5'9 maximum. A modern white suite comprising low level WC, pedestal wash basin with mixer tap over, panel bath with glazed shower screen over, wall mounted mains shower tap arrangement over bath, tiling to splash prone areas, extractor fan, radiator.

#### **OUTSIDE:**

At the front of the property there is a portion of generous level lawned garden giving a depth of 32' from the pavement. Paved pathway leads to storm porch with outside light.

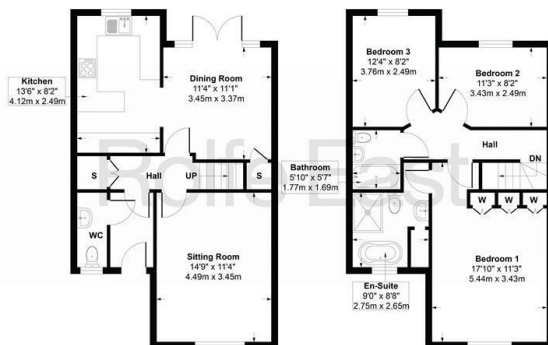
The **MAIN GARDEN** is situated at the rear of the property and measures 31'5 in depth x 20'9 in width. The rear garden is level and laid to lawn and enclosed by brick walls. There is a paved patio seating area enjoying a sunny southerly aspect, three outdoor power points, outdoor lighting, outdoor tap, a variety of shaped paved patio areas and lawn, a variety of borders. Double timber gates give vehicular access to

**ENCLOSED DRIVEWAY** providing off road parking for one car.





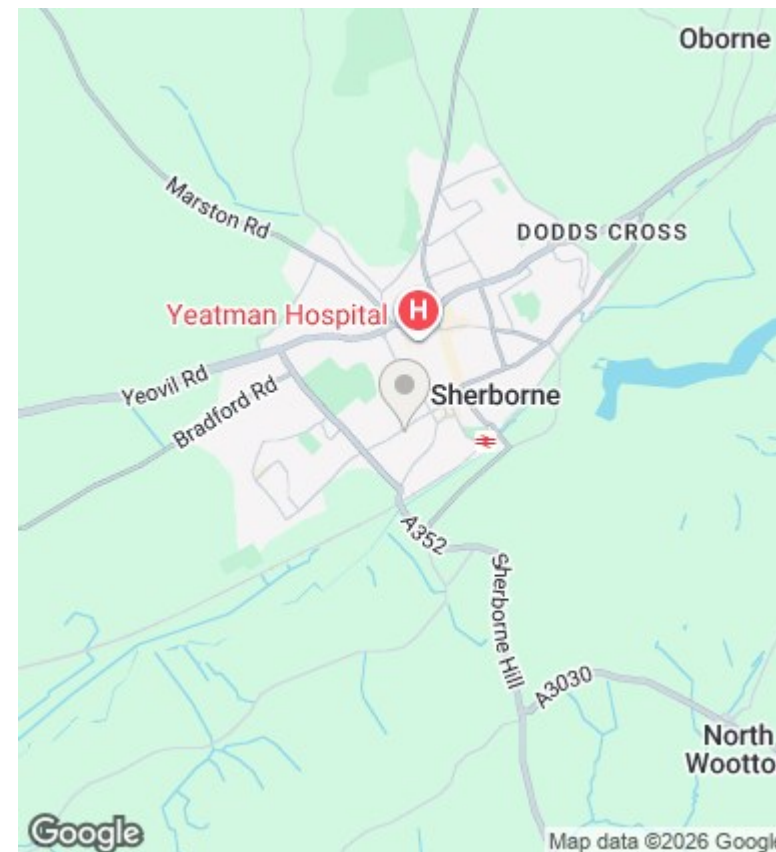
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**Ground Floor**  
Approximate Floor Area  
525 sq.ft  
(48.74 sq.m)

**First Floor**  
Approximate Floor Area  
525 sq.ft  
(48.74 sq.m)

**Approximate Gross Internal Floor Area 1,050 sq. ft / 97.48 sq. m**  
© 2024 Rolfe East Sherborne. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. Whilst every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.



## 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) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	