Rolfe East

Lester Lane, Charlton Horethorne, DT9 4NU

Guide Price £450,000

- UNEXPECTEDLY RE-AVAILABLE DUE TO NO FAULT OF THIS BEAUTIFUL PROPERTY!
- THREE DOUBLE BEDROOMS PLUS FIRST FLOOR BATHROOM (1076 square feet).
- CHARACTER FIREPLACE WITH CAST IRON LOG BURNING STOVE.
- SHORT DRIVE TO SHERBORNE CENTRE AND MAINLINE RAILWAY STATION TO LONDON.
- SIMPLY BEAUTIFUL SEMI-DETACHED CHARACTER COTTAGE ON A COUNTRY LANE.
- ECLECTIC BLEND OF COSY COTTAGE CHARACTER AND OPEN-PLAN LIVING SPACE.
- GATED DRIVEWAY PARKING FOR TWO CARS.
- EXQUISITE COTTAGE GARDENS AT THE FRONT AND SIDE WITH SUNNY SOUTHERLY ASPECT.
- OIL-FIRED RADIATOR CENTRAL HEATING AND PERIOD-STYLE uPVC DOUBLE GLAZING.
- SHORT WALK TO COUNTRYSIDE, EXCELLENT PUB AND VILLAGE SHOP.

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

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

2 Lester Lane Cottages Lester Lane, Charlton Horethorne DT9 4NU

UNEXPECTEDLY RE-AVAILABLE DUE TO NO FAULT OF THIS BEAUTIFUL PROPERTY! Searches and survey available! A stunning, period, semi-detached, natural stone cottage (1076 square feet) situated in a fantastic 'tucked-away' address on the rural edge of the exceptional village within walking distance of the village pub, excellent primary school and village shop. This exquisite cottage boasts beautiful cottage gardens at the front and side enjoying a sunny southerly and easterly aspects, plus a courtyard kitchen garden at the rear and gated driveway parking for two cars. The cottage is enviably free from the restrictions of Grade II listing and boasts period style uPVC double glazing, a log burning stove and oil fired radiator central heating. Character features include cottage latch doors, and a fireplace. The well laid out accommodation enjoys good levels of natural light from dual aspects in many of the rooms. It comprises storm porch, entrance hall, sitting room, stunning kitchen / dining room with bespoke, hand-painted, Shaker-style kitchen units, utility room, pantry / freezer room and cloakroom / WC. There is a first floor landing area, three double bedrooms and a family bathroom. Some of the first floor bedrooms enjoy lovely views extending to open countryside beyond neighbouring properties. The cottage is situated amongst attractive properties in a top address in this favoured village. There are superb countryside and lane walks from the front door as well as being a very short walk to the village centre amenities including village pub, popular primary school, fantastic shop and Parish Church. It is a short drive to the Abbey town 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. THIS AMAZING COTTAGE MUST BE VIEWED TO BE APPRECIATED.

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Council Tax Band: C

Sherborne has also won the award for the best place to live in the South West by The Times 2024. It also has 'The Sherborne' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House.

Pathway leads to large oak storm porch. Double glazed front door leads to entrance hall, staircase rises to the first floor. Doors lead off to the main ground floor rooms.

SITTING ROOM: 15'2 maximum x 12'11 maximum. A beautifully presented main reception room enjoying a light dual aspect with uPVC double glazed period style window to the front enjoying a southerly aspect, uPVC double glazed period style window to the rear overlooking the rear courtyard garden, feature fireplace recess, exposed beams, cast iron log burning stove and paved hearth, exposed limed pine floorboards, two radiators, TV point.

OPEN-PLAN KITCHEN DINING ROOM: 26'6 maximum x 14'11 maximum. A fabulous open-plan room enjoying a light multiple aspect with feature double glazed ceiling lantern window. This open-plan contemporary living space is split into two main areas.

Kitchen area - An extensive range of fitted Shaker style kitchen units with solid quartz worksurface and splash back, ceramic Belfast sink with mixer tap over, glass splash back, Britannia range-style electric oven with five burner hob, glass splash back, a range of drawers and cupboards under, integrated dishwasher, stone floor tiles, uPVC double glazed period style window to the front enjoying a sunny southerly aspect, double glazed period style multipane double French doors opening onto the side garden enjoying an easterly aspect and the morning sun, telephone point, radiator, inset ceiling lighting.

Dining room area - uPVC double glazed door and side lights open onto rear courtyard kitchen garden, ceramic floor tiling, two radiators, feature double glazed ceiling lantern window.

Latch door from the kitchen area leads to

WALK-IN PANTRY: 4'9 maximum x 4'11 maximum. Laminated worksurface, cupboard and drawers under, wall mounted shelving, recess provides space for upright fridge freezer, floor tiles, light and power connected.

Glazed and panel door from the dining room area leads to

UTILITY ROOM: 7'6 maximum x 6'11 maximum. Work surface with stainless steel sink bowl and drainer unit with mixer tap over, cupboards under, space and plumbing for washing machine, matching wall mounted cupboards, tiled splash back, tiled floor, double glazed stable door to the front, feature ceiling window. Latch door leads to cupboard housing floor standing Grant oil fired boiler, hanging space. Further latch door leads to

CLOAKROOM / WC: 4'6 maximum x 4' maximum. Fitted low level WC, wall mounted wash basin, tiled floor, radiator, extractor fan.

Staircase rises from the entrance hall to the

FIRST FLOOR LANDING: 12' maximum x 6'7 maximum. A useful landing area, uPVC double glazed window to the rear, radiator, fitted cupboard space, two ceiling hatched lead to loft storage space. Doors lead off the landing to the first floor rooms.

BEDROOM ONE: 11'10 maximum x 10'2 maximum. A generous double bedroom enjoying a light dual aspect with uPVC period style double glazed windows to the front and side enjoying southerly and easterly aspects, radiator, doors lead to fitted storage cupboard space.

BEDROOM TWO: 13'2 maximum x 8'5 maximum. Period style uPVC double glazed window to the front enjoying a sunny southerly aspect and pleasant countryside views beyond neighbouring properties, radiator.

BEDROOM THREE: 8'10 maximum x 7' maximum. A generous third bedroom, uPVC double glazed period style window to the rear overlooking the courtyard garden, radiator.

FAMILY BATHROOM: 5'8 maximum x 6'4 maximum. A period style white suite comprising low level WC, pedestal wash basin, tiled splash back, panel bath with glazed shower screen over, wall mounted mains shower over, tiling to splash prone areas, uPVC double glazed window to the side, chrome heated towel rail, extractor fan.

OUTSIDE:

This cottage stands in a generous, level plot enjoying exquisite gardens at the front and side of the property.

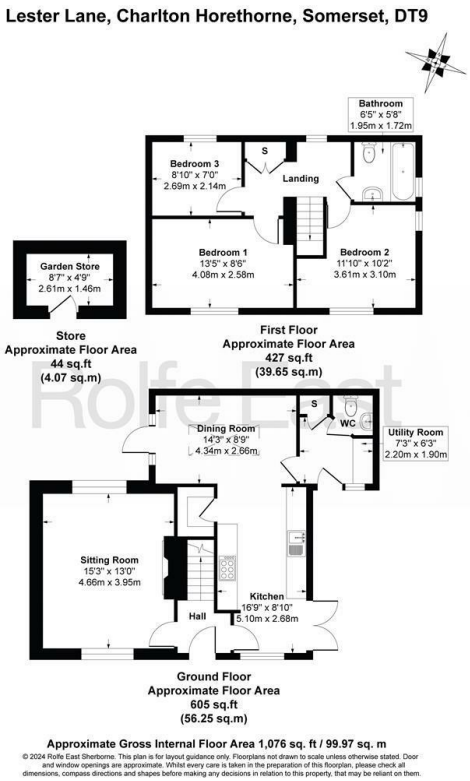
Timber gates give vehicular access to a private driveway laid to stone chippings providing off road parking for 2 cars, timber log store and bin store.

Pathway leads to large green oak storm porch with outside light, security lighting, rainwater harvesting butt.

The MAIN GARDEN is situated at the front and side of the property. The front boasts a sunny south facing aspect and the side an easterly aspect and the morning sun. The main garden is laid to lawn and beautifully presented as a quintessential cottage garden, shaped lawn, a variety of well stocked flowerbeds and borders, outside power point, timber trellis with mature Wisteria. Side cottage garden laid to stone chippings enjoying an easterly aspect, seating area ideal for morning coffee or alfresco breakfast, a variety of well stocked flowerbeds and borders. The garden is enclosed by timber fencing and mature hedges. It boasts a variety of mature trees, plants and shrubs, timber trellis houses oil tank, rear porch, second rainwater harvesting butt.

Door leads to NATURAL STONE OUTHOUSE: 8’6 maximum x 6’2 maximum. Light and power connected, space for freezer.

There is a COURTYARD / KITCHEN GARDEN at the rear of the property accessed via the dining area. Courtyard garden measures 12’10 maximum x 11’1 maximum. Outside lighting, a variety of well stocked raised flowerbeds and borders enjoying some mature plants and shrubs.



Directions

Viewings

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

Council Tax Band

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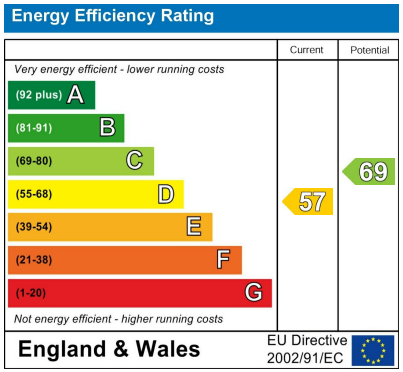

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