Rolfe East







Middle Ridge Lane, Corton Denham, DT9 4LP

Offers In The Region Of £775,000

- PRECEDENT-SETTING TRANSFORMED DETACHED FOUR BEDROOM HOUSE.
- TOP PRESTIGIOUS VILLAGE ON THE BORDERS OF SOMERSET AND DORSET.
- FABULOUS FLOW OF NATURAL LIGHT VIA LARGE WINDOWS AND DUAL ASPECTS.
- SHORT DRIVE TO SHERBORNE TOWN AND MAINLINE RAILWAY STATION TO LONDON.
- TOP VILLAGE LANE LOCATION BOASTING EXCEPTIONAL COUNTRYSIDE VIEWS.
- IMPRESSIVE CONTEMPORARY OPEN-PLAN LIVING SPACE BRINGING VIEWS INSIDE.
- FLEXIBLE ACCOMMODATION EXTENDING TO 2504 SQUARE FEET.
- EXQUISITE GARDENS AND PLOT EXTENDING TO A QUARTER OF AN ACRE.
- OIL-FIRED UNDER FLOOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- SHORT WALK TO BREATHTAKING LOCAL BEAUTY SPOT AND POPULAR GASTRO PUB.

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Thorpe Vista Middle Ridge Lane, Corton Denham DT9 4LP

AMAZING VIEWS! CONTEMPORARY OPEN-PLAN LIVING! Thorpe Vista' is a precedent-setting, detached, chalet-style house (2504 square feet) that has been the subject of significant extension and transformation resulting in an impressive, stylish, contemporary property. The house stands in a generous plot and exquisite landscaped gardens extending to just over quarter of an acre (0.25 acres) approximately. The main rear garden enjoys a sunny easterly and southerly aspect as well as uninterrupted, breathtaking views towards Corton Denham Ridge and the Beacon Viewpoint. The current owners have transformed a former bungalow from the 1960's and created a fantastic contemporary home offering fabulous open-plan living accommodation with many of the room enjoying stunning countryside views. The village of Corton Denham is one of the most sought-after villages on the borders of Somerset and Dorset. This property is located on a quiet residential country lane with excellent dog walks from the front door as well as being a short walk to a top village gastro-pub. There is gated private driveway parking for up to four cars leading to an attached double garage / workshop. The property enjoys an excellent flow of natural light from large feature windows and dual and triple aspects. It comprises huge entrance reception hall with office area, generous 'wow-factor' open-plan area consisting of lounge, dining room and kitchen breakfast room, separate sitting room with cast iron log burning stove, utility room, ground floor master double bedroom with en-suite shower room, second ground floor double bedroom plus ground floor family bathroom. On the first floor is a gallery landing area, two further double bedrooms and a first floor shower room / WC. The house boasts uPVC double glazing and is heated by oil fired wet under floor central heating and a cast iron log burning stove. There are lovely country lane walks from the front door and is a short walk to the popular village pub.

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Council Tax Band: E





The historic, picturesque town centre of Sherborne is a short drive away, hosting a bustling out-and-about high street with many top coffee shops, boutique stores, delicatessens, pubs and Waitrose store as well as the world-famous Sherborne schools, Sherborne Abbey and mainline railway station making London Waterloo directly in just over two hours without even changing your seat. Sherborne has recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' - a top class, recently opened arts and conference centre plus superb restaurant.

Double glazed front door leads to

ENTRANCE RECEPTION HALL: 21'2 maximum x 12' maximum. A superb entrance reception greeting area providing a warm heart to the home. Excellent ceiling heights, oak staircase rises to the first floor. Timber effect flooring, radiator with decorative cover, office area with telephone and broaband points, shelving, inset feature ceiling lighting. Oak internal doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM: 17'2 maximum x 14'9 maximum. A beautifully presented main reception room enjoying a light dual aspect with two large uPVC double glazed windows. One to the front enjoying countryside views and one to the side. The front boasts a sunny westerly aspect. Cast iron log burning stove. Radiator with decorative cover. TV point, telephone point.

Large entrance from entrance reception hall leads to the main open-plan area, giving a full through-measurement of 35'9 maximum.

MAIN OPEN-PLAN LIVING AREA: 35'5 maximum x 23' maximum. This superb contemporary, sociable open-plan living space is split into three main areas.

KITCHEN AREA: 17'7 maximum x 11'11 maximum. An extensive range of contemporary kitchen units comprising stone work surfaces and surrounds, inset stainless steel one-and-half sink bowl with mixer tap over, inset electric induction hob with glass splash back, a range of drawers and cupboards under, integrated dishwasher, recess provides space for American-style upright fridge freezer. Built-in stainless steel electric oven and separate microwave oven. A range of wall mounted cupboards and glazed display cabinets. Timber effect flooring. Island unit with breakfast bar, solid stone work surface, drawers and cupboards under. Inset feature ceiling lighting, wall mounted stainless steel cooker hood extractor fan. Telephone point. Archway entrance leads to

LOUNGE / DINING ROOM AREA: 12'1 maximum x 35'5 maximum. Flooded with natural light, this superb living space enjoys multiple large uPVC double glazed windows overlooking the rear garden, enjoying extensive countryside views at the rear towards Corton Denham Ridge. Timber effect flooring, inset feature ceiling lighting and speaker system. Ground floor open plan space benefits from underfloor heating.

Glazed and panel door from the kitchen area leads to

UTILITY ROOM: 12'8 maximum x 13'1 maximum. A large utility room. uPVC double glazed windows to the front and side. Laminated work surface, tiled surrounds, inset stainless steel sink bowl, mixer tap over. A range of drawers and cupboards under. Space and plumbing for washing machine and tumble dryer. floor standing Grant oil fired central heating boiler, water softener, space for upright fridge freezer, matching wall mounted cupboards, timber effect flooring, uPVC, double glazed door to the front.

Oak door from the entrance hall leads to

GROUND FLOOR MASTER BEDROOM: 19' maximum x 14'6 maximum. A generous double bedroom enjoying a light dual aspect with large uPVC double glazed sliding patio door opening to the rear, boasting incredible countryside views. uPVC double glazed window to the side. Underfloor heating, extensive fitted wardrobe cover space. Oak door leads to

EN-SUITE SHOWER ROOM: 7'10 maximum x 5'11 maximum. A modern white suite comprising low level WC, wash basin over storage drawers, double-sized glazed shower cubicle with wall mounted mains shower over, tiling to splash prone areas, extractor fan, illuminated mirror, heated towel rail, timber effect flooring.

GROUND FLOOR BEDROOM TWO: 11'7 maximum x 11'9 maximum. A second generous double bedroom, uPVC double glazed window to the front boasting countryside views, radiator, fitted wardrobe, separate storage cupboard.

GROUND FLOOR FAMILY BATHROOM: 7'10 maximum x 6' maximum. A modern white suite comprising low level WC, wash basin over storage drawers, tiled panel bath with mixer tap over, tiling to splash prone areas, glazed corner shower cubicle with wall mounted mains shower over, heated towel rail, tiled floor, illuminated mirror and cabinet, extractor fan.

Oak staircase rises from the entrance reception hall to the first floor.

FIRST FLOOR GALLERY LANDING: 10'8 maximum x 5'1 maximum. Oak balustrade, double glazed Velux ceiling window to the front enjoying countryside views. Inset ceiling lighting, oak doors lead off the landing to the first floor rooms.

BEDROOM THREE: 17' maximum x 11'11 maximum. A generous third double bedroom enjoying a light dual aspect. Two double glazed Velux ceiling windows to the rear both enjoying extensive countryside views. uPVC double glazed window to the side. Radiator, wardrobe recess, doors lead to eaves storage cupboard space.

BEDROOM FOUR: 11' maximum x 11'10 maximum. A fourth double bedroom enjoying a light dual aspect with double glazed Velux ceiling window to the rear enjoying extensive countryside views. uPVC double glazed window to the side. Radiator, doors lead to eaves storage cupboard space.

FIRST FLOOR SHOWER ROOM / WC: 10'6 maximum x 5'10 maximum. A modern white suite comprising fitted low level WC, wash basin over storage cupboard, glazed corner shower cubicle with wall mounted mains shower over, tiled walls and floor, chrome heated towel rail, extractor fan.

OUTSIDE: This substantial property occupies a large plot and exquisite gardens extending to approximately a quarter of an acre.

At the front of the property a dropped kerb and double timber gates give vehicle access to a private enclosed driveway, providing off-road parking for three to four cars with potential for more, subject to the necessary permission.
Driveway leads to

ATTACHED DOUBLE GARAGE: 18'10 in width x 18' in depth maximum. Timber garage doors, light and power connected, personal door to the side, double glazed Velux window to the rear.

Driveway continues to the side of the garage where there is an outside tap, outside lighting, rainwater harvesting butt, areas to store recycling containers and wheelie bins.

GARDENS: At the front of the property is a level lawned garden and large flower bed, giving a good depth from the country lane. Oil tank. Access on both sides of the property lead to the main rear garden.

The main rear garden is a particularly pretty selling feature, enjoying an east facing aspect and a backdrop onto hills and countryside plus local beauty spot. It also boasts a pretty streamside scene. The rear garden enjoys a gentle terrace with raised timber decked sun patio area, outside lighting, rockery garden with ornamental fish pond, area of level lawn, timber pergola with mature grape vine. a variety of mature trees, a variety of well-stocked flower beds and borders, greenhouse.























Directions

Viewings

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

Council Tax Band

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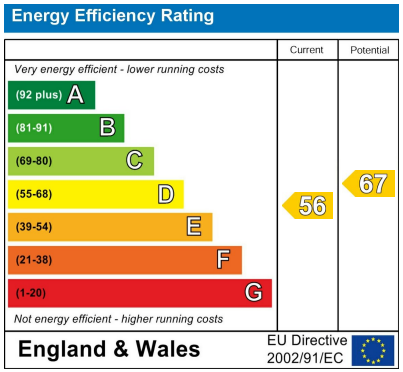

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