Rolfe East

Buckland Newton, DT2 7DW

Offers In Excess Of £250,000

- PERIOD SEMI-DETACHED HOUSE LOCATED ON EDGE OF TOP DORSET VILLAGE.
- ON EDGE OF AREA OF OUTSTADNING NATURAL BEAUTY AND CONSERVATION AREA.
- ENVIABLY FREE FROM THE RESTRICTIONS OF GRADE II LISTING.
- NO FURTHER CHAIN.
- PRIVATE DRIVEWAY PARKING FOR THREE CARS.
- FIREPLACE WITH CAST IRON LOG BURNING STOVE.
- REQUIRING SOME UPDATING DUE TO FLOOD DAMAGE.
- SOUTH FACING PRIVATE REAR GARDEN WITH LARGE TIMBER OUTBUILDING.
- OIL FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- SHORT WALK TO VILLAGE CENTRE, PUB, SHOP AND PRIMARY SCHOOL.

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

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

The Old Carriers , Buckland Newton DT2 7DW

NO FURTHER CHAIN. ‘The Old Carriers’ is a semi-detached, period, character cottage situated in a very popular residential address on the edge of this pretty Dorset village – on the edge of a conservation area and area of outstanding natural beauty - a quiet lane just moments from the village centre. The cottage boasts a generous, south-facing rear garden offering good privacy and side access. There is a private driveway at the side of the cottage providing off road parking for three cars or more. Double timber gates give vehicular access to the rear of the cottage. There is a large, timber outbuilding. Features include a fireplace with cast iron log burning stove. It is heated by oil-fired radiator central heating and has uPVC double glazing. The well laid out accommodation (1089 square feet) enjoys good levels of natural light from dual and triples aspects and a sunny southerly aspect at the rear. It comprises entrance reception hall, sitting room, open-plan kitchen / dining room and ground floor WC / Cloakroom. On the first floor, there is a generous landing area, three bedrooms and a family bathroom. The property boasts fantastic scope for extension at the side and rear, subject to the necessary planning permission. The cottage is enviably free from the restrictions of Grade II listing. There are countryside and pretty village centre walks from nearby the front door. Buckland Newton has an excellent shop, primary school, village hall and church, all of which lie within walking distance of this home. The Gaggle of Geese public house is a very popular local pub and within a short walking distance from the property. It is a vibrant village, set at the head of the Piddle Valley, in an area designated as being of Outstanding Natural Beauty. Stretching to the west is the Blackmore Vale, whilst to the south is the rolling chalk downlands for which this central part of the county is well known. VACANT - NO FURTHER CHAIN.

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Council Tax Band: C

There is some excellent walking from the doorstep, and it is easy to attain the hilltops and the fine views to be had over the locality. The B3143 which runs through the Piddle Valley connects the village to the county town of Dorchester, and the Abbey town of Sherborne. Sturminster Newton, Blandford and Yeovil are also within commutable distance. The Jurassic coast is also within easy driving distance, and there are mainline railway stations at Dorchester and Sherborne, both connecting with London Waterloo in a surprisingly short space of time. It is a short drive to the vibrant town of Dorchester and the historic town centre of Sherborne with its superb boutique high street with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. It is also a short drive to the mainline railway station making London Waterloo directly in just over two hours. 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.

Brick paved pathway to front door with outside light. Glazed and panelled front door leads to

ENTRANCE RECEPTION HALL:14’8 maximum x 8’3 maximum. A useful greeting area providing a heart to the home window to the front, quarry tiled floor, radiator. Staircase rises to the first floor, understairs storage recess area, telephone point. Doors lead off the entrance reception hall to the ground floor rooms.

KITCHEN / DINING ROOM: 13’6 maximum x 13’2 maximum. A generous room boasting a light dual aspect with uPVC double glazed windows to the front and rear, rear enjoying a sunny south easterly aspect. Pine glazed stable door to the rear, a range of fitted pine kitchen units comprising timber worksurface, tiled surrounds, ceramic Belfast sink with cupboards under, space and plumbing for washing machine, quarry tiled floor, space and point for electric oven, space for upright fridge freezer, radiator. Panel door from the kitchen/dining room leads to the

SITTING ROOM: 16’1 maximum x 10’4 maximum. Enjoying a light triple aspect with uPVC double glazed windows to the front, side and rear, two radiators, fireplace recess with cast iron log burning stove.

Door from entrance hall leads to

GROUND FLOOR WC / CLOAKROOM: 6’1 maximum x 3’5 maximum. Low level WC, wall mounted wash basin, radiator, uPVC double glazed window to the rear, quarry tiled floor.

Staircase rises from the entrance reception to the

FIRST FLOOR LANDING: A generous landing area measuring 26’7 maximum x 7’ maximum. Fitted bookshelves, two uPVC double glazed windows to the front, radiator. Door leads to shelved linen cupboard with radiator. Latch doors lead off the landing to the first floor rooms.

BEDROOM ONE: 10’6 maximum x 8’11 maximum. A double bedroom, uPVC double glazed window to the rear, radiator, ceiling hatch to loft storage space.

BEDROOM TWO: 10’2 maximum x 9’2 maximum. uPVC double glazed window to the side, radiator, telephone point. Doors lead to fitted wardrobe cupboard space.

BEDROOM THREE: 9’10 maximum x 6’5 maximum. uPVC double glazed window to the front, radiator, telephone point.

FAMILY BATHROOM: 11’1 maximum x 6’2 maximum. A white suite comprising low level WC, pedestal wash basin, panel bath with glazed shower screen over, wall mounted electric shower over, tiling to splash prone areas, uPVC double glazed window to the rear, heated towel rail.

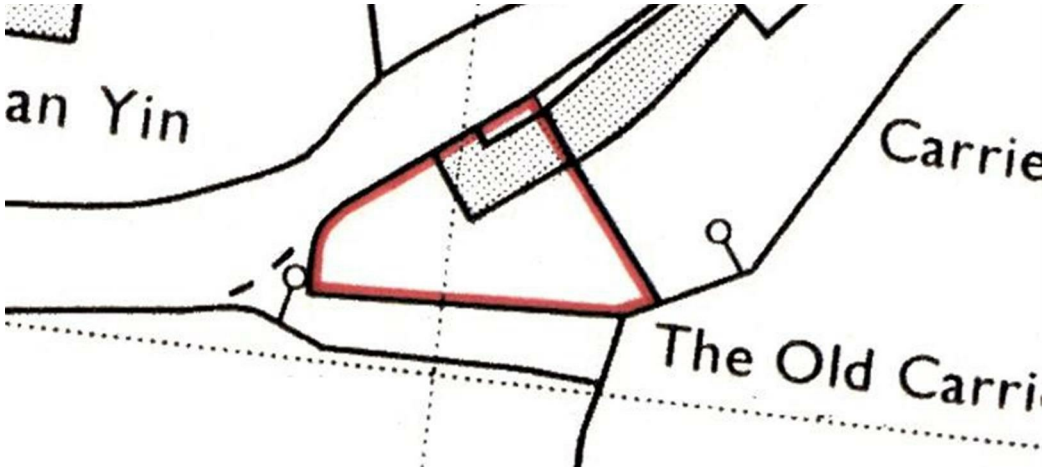
OUTSIDE:
At the front of the property there is a portion of garden laid to flowerbed. Pathway leads to front door with outside light.

There is vehicular access from the country lane to a PRIVATE DRIVEWAY providing off road parking for three to four cars, security lighting. Area to store recycling containers and wheelie bins. Double timber gates from the driveway area give vehicular access to the rear garden.

REAR GARDEN: 47’in width x 28’ maximum in depth. This rear garden is laid mainly to stone chippings and boasts a variety of flowerbeds and borders, paved patio seating area enjoying a sunny south easterly aspect, external oil fired boiler and tank, area to store recycling containers and wheelie bins, outside tap, rear timber storm porch with outside light.

DETACHED TIMBER OUTBUILDING: 18’ in width x 11’ in depth. Light and power connected.

Right Est
For Sale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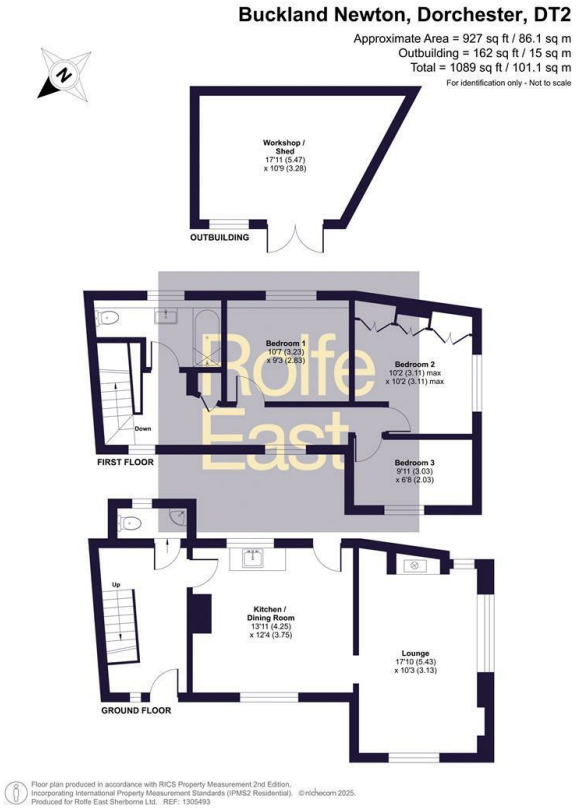

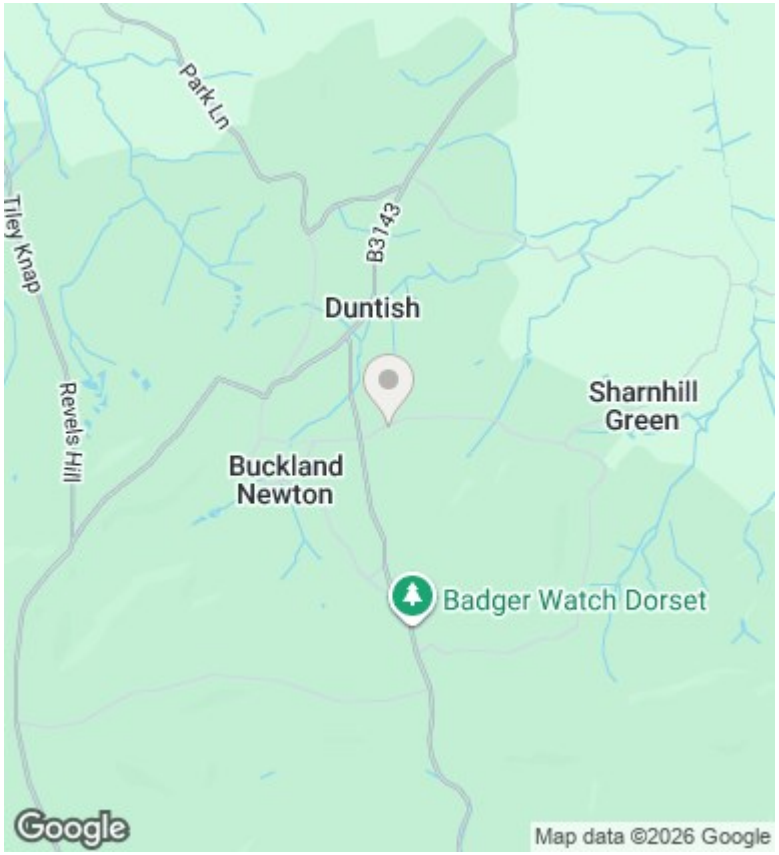

Directions

Viewings

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

Council Tax Band

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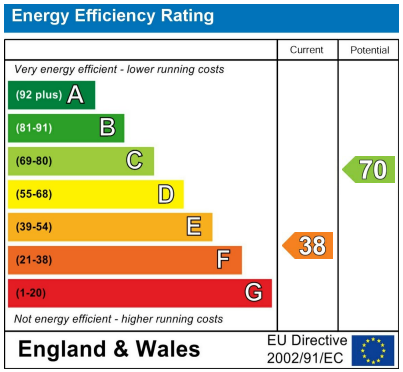

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