Rolfe East

Wynnes Rise, Sherborne, DT9 6DH

Open To Offers £585,000

- EXQUISITE 4-5 BEDROOM LINK-DETACHED HOUSE IN TOP ADDRESS (1616 square feet).
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- 4-5 DOUBLE BEDROOMS (ONE GROUND FLOOR).
- SHORT WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.
- SUPERBLY EXTENDED AND FINISHED TO A VERY HIGH STANDARD THROUGHOUT.
- IN-AND-OUT DRIVEWAY PROVIDING PARKING FOR 4-6 CARS.
- FAMILY BATHROOM AND SEPARATE FIRST FLOOR SHOWER ROOM.
- HUGE OPEN-PLAN KITCHEN FAMILY ROOM WITH BI-FOLDING DOORS ONTO THE GARDEN.
- ATTACHED SINGLE GARAGE,
- SHORT WALK TO NEARBY CONVENIENCE STORES.

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8 Wynnes Rise, Sherborne DT9 6DH

A PRECEDENT-SETTING, EXTENDED HOME! '8 Wynnes Rise' is a simply exquisite, precedent-setting, extended, link-detached house situated in a highly sought-after residential address, a short walk to the historic town centre of Sherborne and the mainline railway station to London Waterloo. There is a private ‘in and out’ driveway providing off road parking for five to six cars at the front, leading to an attached single garage. The property occupies a generous, level plot with a large, level, landscaped, enclosed, private rear garden offering a good degree of privacy and a sunny aspect. The house has been extended and transformed by the current owners, offering extensive and versatile accommodation with a superb open-plan kitchen family room (opening on to the main rear garden with bi-folding doors. The house is enhanced by mains gas fired radiator central heating and also benefits from double glazing. The property is presented in sublime decorative order throughout. The well-arranged accommodation boasts excellent levels of natural light from duals aspects and large feature windows. It comprises entrance reception hall, sitting room, huge open-plan kitchen / family room (25'8 maximum x 17'6 maximum), utility room, office / ground floor bedroom five and ground floor WC / cloakroom. The ground floor offers potential for a self-contained granny annex, subject to the necessary planning permission. On the first floor, there is a landing area, four generous double bedrooms, a family bathroom and separate shower room / WC. The are great walks from nearby the front door as well as a short walk to nearby convenience stores and the picturesque, historic town of Sherborne with its superb boutique high street with coffee shops, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. It is also a short walk to the mainline railway station to making London Waterloo directly in just over two hours.

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Council Tax Band: E

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. This lovely property is perfect for those aspiring couples or families or more mature buyers looking to retire into the town. It also may be of interest to second home or holiday letting investors.

Brick paved pathway to storm porch without side light. Double glazed front door and side light leads to

ENTRANCE RECEPTION HALL: 8'6 maximum x 7'11 maximum. A warm greeting area providing a heart to the home. Staircase rises to the first floor. uPVC double glazed window to the side. Wall mounted contemporary radiator. Oak internal doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM: 18'5 maximum x 12'2 maximum. A beautifully presented main reception room enjoying a light dual aspect with large uPVC double glazed window to the front enjoying a westerly aspect and the afternoon sun. uPVC double glazed window to the side. Polished stone period-style fire surround and hearth with living flame gas fire, radiator, TV point.

OPEN-PLAN KITCHEN FAMILY ROOM: 25'8 maximum x 17'6 maximum. A simply fabulous open-plan contemporary living space enjoying excellent levels of natural light, boasting a light triple aspect with uPVC double glazed window to the side, uPVC double glazed French doors to the side, double glazed bi-folding doors opening onto the main rear garden. Excellent ceiling heights. An extensive range of contemporary kitchen units comprising hardwood work surface, decorative tiled surrounds, inset stainless steel one-and-a-half sink bowl and drainer unit, mixer tap over, inset electric induction hob. A range of drawers, pan drawers and cupboards under. A range of matching wall mounted cupboards. Built-in stainless steel eye-level electric Bosch oven and grill, ceiling-mounted stainless steel cooker hood extractor fan, large island unit with hardwood work surface, drawers and cupboards under, breakfast bar, two radiators, two double-glazed Velux ceiling windows to the rear, integrated fridge and freezer, fitted retractable larder cupboard, inset feature ceiling lighting, TV point, Oak door leads to shelved understairs storage cupboard space. Oak door leads from the open plan kitchen family room to the

UTILITY ROOM: 8'4 maximum x 8'11 maximum. A range of fitted units comprising laminated work surface, decorative tiled surrounds, ceramic Belfast sink with mixer tap over, fitted cupboard under, space and plumbing for washing machine, tumble dryer and dishwasher. Matching wall mounted cupboards, extractor fan, uPVC double glazed window to the rear. Heated towel rail, radiator. Oak door from the utility room leads to

OFFICE / OCCASIONAL GROUND FLOOR BEDROOM FIVE: 7'11 maximum x 9'7 maximum. A versatile room with large uPVC double glazed window to the front. Radiator. Panel doors lead to fitted cupboard space.

Oak door from the entrance hall leads to

CLOAKROOM / WC: 4'9 maximum x 2'9 maximum. Fitted low level WC. Pedestal wash basin, tiled splashback. uPVC double glazed window to the side. Extractor fan.

Staircase rises from the entrance reception hall to the

FIRST FLOOR LANDING: 15'6 maximum x 5'9 maximum. A generous landing area. Radiator. uPVC double glazed window to the rear, telephone point. Oak door leads to cupboard housing Joule pressurised sealed hot water cylinder and immersion heater with expansion tank, ceiling hatch to loft storage space, radiator. Oak internal doors lead off the landing to the first floor rooms.

BEDROOM ONE: 13'11 maximum x 9'8 maximum. A second generous double bedroom, uPVC double glazed window to the front, radiator.

BEDROOM TWO: 12'8 maximum x 9'9 maximum. A generous double bedroom, uPVC double glazed window to the rear overlooks the rear garden. Views to hills and countryside beyond neighbouring properties, radiator.

BEDROOM THREE: 11'10 maximum x 8'6 maximum. A third double bedroom, uPVC double glazed window to the front, radiator.

BEDROOM FOUR: 10'3 maximum x 8' maximum. A fourth double bedroom, uPVC double glazed window to the front, radiator.

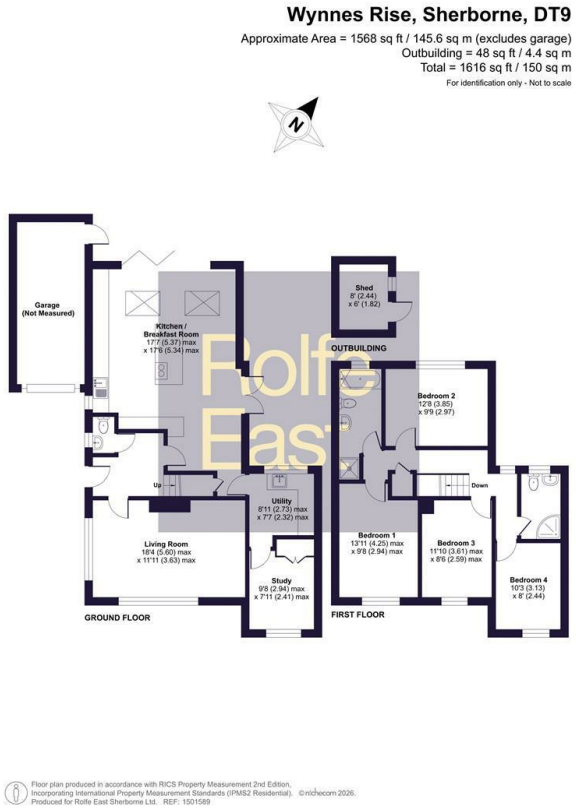
FIRST FLOOR FAMILY BATHROOM: 13'8 maximum x 5'5 maximum. A modern white suite comprising fitted low level WC. Ceramic wash basin in work surface with

cupboards under. Panel bath with mains shower tap arrangement over. Separate glazed shower cubicle with wall mounted main shower over, tiled walls, chrome heated towel rail, uPVC double glazed window to the rear, inset feature ceiling lighting, extractor fan, chrome heated towel rail.

SEPARATE FIRST FLOOR SHOWER ROOM / WC: 7'8 maximum x 4'11 maximum. A modern white suite comprising fitted low level WC, wash basin in work surface with mixer tap over, cupboards under, tiled surrounds, glazed corner shower cubicle with wall mounted mains shower over, tiled surrounds, inset ceiling lighting and extractor fan, uPVC double glazed window to the rear, chrome heated towel rail.
OUTSIDE: This property stands in a generous level plot. At the front of the property, there is a brick paved in-and-out private driveway providing off-road parking for five to six cars. The front garden gives a good depth of 29' from the pavement. The front garden is laid mainly to lawn and boasts a variety of well-stocked flower beds and borders, enjoying a selection of mature plants and shrubs, mature trees. Brick paved pathway leads to a storm porch with outside light. Outside tap. Driveway leads to

ATTACHED GARAGE: 21'10 in depth x 8'2 in width. Situated at the side of the house, up-and-over garage door, light and power connected. Personal door to the side.
Timber gate at the side of the property gives access to paved pathway and area, ideal for storage and recycling containers and wheelie bins. Side pathway leads to paved side patio area with flower beds and borders. Outside lighting. Side area leads to the

MAIN REAR GARDEN: Situated on the eastern side of the property and offering excellent privacy. This superb rear garden measures 92' in depth maximum x 35'2 maximum in width. The rear garden boasts a recently laid extensive limestone patio area with outside power point and lighting. Outside tap, personal door leads to the rear of the garage. Steps lead to the main lawned area enclosed by timber panel fencing and boasting a variety of shaped flowerbeds and borders, well stocked with a selection of mature plants, shrubs, fruit trees and trees. Second paved patio seating area with timber garden shed.



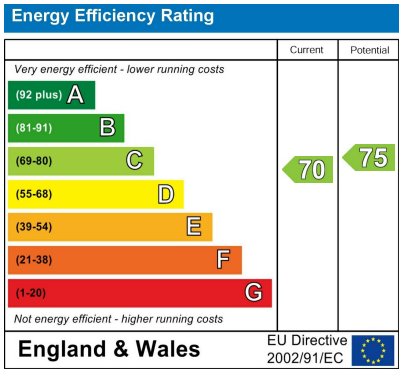
Directions

Viewings

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

Council Tax Band

E



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