Rolfe East







Wellington Close, Milborne Port, DT9 5FA

Guide Price £650,000

- DOUBLE-FRONTED DETACHED HOUSE - 5 BEDROOMS (2305 square feet including garage).
- EXCELLENT EPC RATING - BAND B.
- KITCHEN FAMILY ROOM WITH BI-FOLDING DOORS OPENING ON TO REAR GARDEN.
- SHORT DRIVE TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.
- DOUBLE GARAGE PLUS DRIVEWAY FOR UP TO FOUR CARS.
- GENEROUS LEVEL PLOT WITH REAR GARDEN ENJOYING GOOD PRIVACY.
- LARGE FEATURE ENTRANCE HALL AND LANDING.
- TRIPLE GLAZING AND RADIATOR CENTRAL HEATING POWERED BY AIR SOURCE HEAT PUMP.
- SUNNY EAST-TO-WEST ASPECT.
- SHORT WALK TO EXCELLENT VILLAGE AMENITIES.

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5 BEDROOMS! ‘1 Wellington Close’ is a substantial, double-fronted, executive, detached house built in 2025 and standing in a generous, level plot with spacious gardens – the rear boasting a sunny west-facing aspect. There is private driveway parking for up to four cars leading to a double garage. The property enjoys a light aspect and a good flow of natural light from dual aspects and large windows. It comprises large entrance reception hall with centralised staircase, sitting room with dual aspect and a feature bay window, dining room, open plan kitchen / breakfast room with bi-folding doors opening on to the rear garden, utility room and downstairs WC / Cloakroom. On the first floor is a large landing area, master double bedroom with dressing area and en-suite shower room, second double bedroom with en-suite shower room, two further double bedrooms, a fifth single bedroom and a family bathroom. The house has triple glazing and is heated by an air source heat pump with radiators. There are lovely country lane walks from nearby the front door and is a very short walk to the pretty village centre and excellent amenities. The village has a lively social scene and great amenities including church, public house, primary school, excellent fish n chip shop, petrol station and store and village shops. It also boasts The Clockspire - a superb restaurant, Co-op mini supermarket and a very good doctors surgery. 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, Abbey building and mainline railway station making London Waterloo directly in just over two hours without even changing your seat.

5 3 2 B

Council Tax Band: F





Sherborne has also 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 restaurant that is in the building of the original Sherborne House.

Paved pathway and steps lead to large storm porch with outside light. Double glazed front door with triple glazed side panels leads to

ENTRANCE RECEPTION HALL: 19'3 maximum x 10'9 maximum. A generous entrance greeting area providing a heart to the home. Centralised oak staircase. Timber effect Karndean flooring. Moulded skirting boards and architraves. Radiator. Understairs storage recess. Oak door to large storage cupboard space. Further oak doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM: 20'9 maximum x 13'1 maximum. A beautifully-proportioned, well-presented main reception room enjoying a light dual aspect with feature uPVC triple glazed bay window to the front enjoying an easterly aspect and uPVC triple glazed double French doors and side lights opening onto the rear garden enjoying a sunny westerly aspect. Moulded skirting boards and architraves, radiator, TV point.

DINING ROOM: 11'4 maximum x 10'10 maximum. uPVC triple glazed window to the front, moulded skirting boards and architraves, radiator, TV point.

OPEN-PLAN KITCHEN BREAKFAST ROOM: 15'8 maximum x 17'3 maximum. An impressive open-plan room enjoying an extensive range of modern kitchen units comprising timber effect laminated work surface and surrounds. Inset stainless steel one-and-a-half sink bowl and drainer unit, mixer tap over. Inset Bosch electric ceramic hob with glass splash back. A range of drawers and cupboards under, integrated Bosch dishwasher, integrated fridge and freezer, built-in eye level Bosch double electric oven and grill, a range of matching wall mounted cupboards with under unit lighting, wall mounted stainless steel cooker hood extractor fan, fitted larder cupboard, large island unit with drawers and cupboards under, breakfast bar, space for a large American-style fridge-freezer, radiator, timber-effect Karndean flooring, moulded skirting walls and architraves, inset feature ceiling lighting. This room enjoys a light dual aspect with uPVC triple glazed window to the rear overlooking the rear garden boasting a sunny westerly aspect. Double glazed bi-folding doors open onto the rear patio. Door leads from the kitchen breakfast room to the

UTILITY ROOM: 7'7 maximum x 7'3 maximum. Timber effect laminated work surface and surrounds, inset stainless steel sink bowl and drainer unit, mixer tap over. A range of fitted cupboards, space and plumbing for washing machine and tumble dryer. Timber effect Karndean flooring, radiator, double glazed door to the side, extractor fan, inset feature ceiling lighting.

Door from the entrance hall leads to

CLOAKROOM / WC: Fitted low-level WC, wash basin over storage cupboard, tiled splashback, radiator, timber effect Karndean flooring, moulded skirting boards and architraves. Extractor fan, inset feature ceiling lighting.

Feature centralised staircase rises from the entrance reception hall to the

FIRST FLOOR LANDING: 10'6 maximum x 11'10 maximum. A generous main landing area, moulded skirting boards and architraves, radiator, uPVC triple glazed window to the rear, ceiling hatch to loft space. Oak door leads to cupboard housing pressurised sealed hot water cylinder and immersion heater. Further oak doors lead off the landing to the first floor rooms.

MASTER BEDROOM: 15'11 maximum x 17'3 maximum. A generous double bedroom enjoying a light dual aspect with triple glazed uPVC windows to the side and rear. Moulded skirting boards and architraves, radiator, TV point. Sliding mirrored doors lead to two fitted wardrobes. Door leads to

EN-SUITE SHOWER ROOM: 8'2 maximum x 5'1 maximum. A modern white suite comprising low level WC, wash basin over storage drawers, glazed shower cubicle with wall mounted mains shower over, tiling to splash prone areas, heated towel rail, extractor fan, inset feature ceiling lighting, shaver point.

BEDROOM TWO: 13'9 maximum x 10'7 maximum. A second generous double bedroom, uPVC, triple glazed window to the front, fitted wardrobe, radiator, moulded skirting boards and architraves. Door leads to

EN-SUITE SHOWER ROOM: 7'10 maximum x 5'1 maximum. A modern white suite comprising fitted low level WC, wall mounted wash basin over storage drawers, glazed shower cubicle with wall mounted mains shower over, tiling to splash prone areas, shaver point, uPVC triple glazed window to the side, inset ceiling lighting, extractor fan, heated towel rail.

BEDROOM THREE: 13'1 maximum x 8' maximum. A generous bedroom, uPVC triple glazed window to the rear overlooks the main rear garden. Radiator, moulded skirting boards and architraves.

BEDROOM FOUR: 11' maximum x 11'7 maximum. A fourth double bedroom, uPVC triple glazed window to the front enjoying countryside views beyond neighbouring

properties. Radiator, moulded skirting boards and architraves.

BEDROOM FIVE / OFFICE: 10'7 maximum x 7'7 maximum. A generous fifth bedroom, uPVC triple glazed window to the front enjoying countryside views beyond neighbouring properties. Radiator, moulded skirting boards and architraves.

FAMILY BATHROOM: 7'6 maximum x 6'6 maximum. A modern white suite comprising low level WC, wash basin over storage drawers, panel bath with glazed shower screen over, wall mounted mains shower over, tiling to splash prone areas, heated towel rail, shaver point, inset feature ceiling lighting, extractor fan.

OUTSIDE: At the front of the property there is a garden laid to flower beds, enclosed by wrought iron railings and enjoying a selection of mature plants and shrubs. Paved pathway leads to large storm porch with outside light. A dropped kerb gives vehicular access to a private driveway providing off-road parking for up to four cars. Outside lighting, electric vehicle charging point. Driveway leads to

ATTACHED DOUBLE GARAGE: 20'4 in width x 19'8 in depth. Two up-and-over garage doors, light and power connected, rafter storage above, personal door at the rear of the garage leads to the main rear garden.

There is also a layby opposite the house providing more parking on a first-come-first-serve basis.

MAIN REAR GARDEN: 60' in width maximum x 37'7 maximum in depth. This generous, level garden is enclosed by timber panel fencing and enjoys a good degree of privacy. It boasts a sunny westerly aspect, paved patio seating area. Outside lighting, outside power point, outside tap, air source heat pump. A timber side gate and side pathway gives access from the front of the house to the main rear garden.









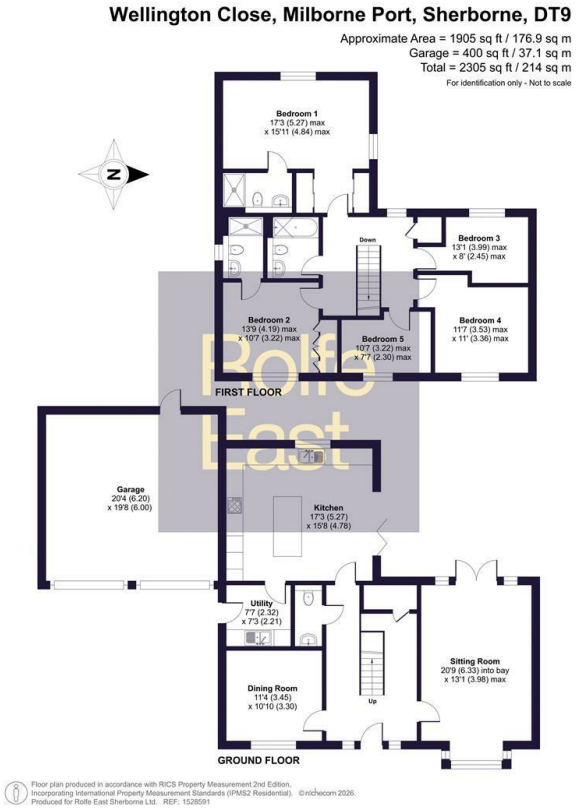














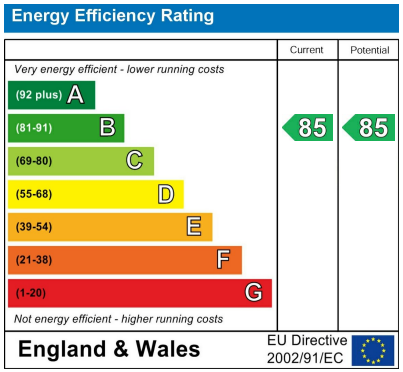
Directions

Viewings

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

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F



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