

Rolfe East



The Avenue, Sherborne, DT9 3AJ

Guide Price £625,000

- ELEGANT PERIOD NATURAL STONE TOWNHOUSE REQUIRING RENOVATION (2365 sq ft).
- LARGE PRIVATE SOUTH FACING GARDEN 65' x 45' maximum.
- SUPERB VIEWS OF SHERBORNE TOWN, TWO SHERBORNE CASTLES AND HILL LINE.
- NO FURTHER CHAIN.
- SITUATED IN THE BEST ADDRESS IN SHERBORNE - THE AVENUE.
- SUBSTANTIAL FULL-HEIGHT CELLAR WITH AMPLE POTENTIAL FOR LARGE CONVERSION.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING.
- SINGLE GARAGE AND DRIVEWAY PARKING FOR TWO CARS.
- RETAINING MANY FEATURES - FREE FROM RESTRICTIONS OF GRADE II LISTING.
- SHORT WALK TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.

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3 Hill House The Avenue, Sherborne DT9 3AJ

REQUIRING RENOVATION! '3 Hill House' is a beautiful, natural stone, four storey, period character end of terrace town house situated in, arguably, one of the best residential addresses in Sherborne - The Avenue. This simply lovely house was built in 1899 and then subsequently split into three substantial town houses 39 years ago. The house is a short walk to the historic town centre of Sherborne and the mainline railway station to London Waterloo. The house is set in an elevated position with breath-taking, south-facing views of Sherborne town, the two Sherborne castles and the impressive hills and countryside surrounding. There is a delightful, south-facing rear garden plus driveway parking for two cars and single garage adjacent to the house. The house is full of original character including Hamstone mullion windows, large period sash windows, cast iron period fire surrounds and excellent ceiling heights and yet it is enviably free from the restrictions of Grade II listing. The property requires renovation, reconfiguration and extension throughout and offer fantastic potential for extension, basement conversion and much more, subject to the necessary planning permission. It is enhanced by mains gas-fired radiator central heating and an open fireplace. The well-arranged accommodation is versatile and boasts superb levels of natural light from a sunny southerly aspect at the rear. It comprises entrance hall, boot room, drawing room leading in to sitting room, kitchen / breakfast room, rear lobby, boiler room and ground floor WC / cloakroom. On the lower ground floor level there is a huge full-height cellar area consisting of five rooms. On the first floor there is a landing area, two generous double bedrooms and a family bathroom. On the second floor there is another landing area, a large third double bedroom boasting amazing, south facing views of Sherborne town, the two Sherborne castles and the hill line beyond, plus another large bathroom.



Council Tax Band: E



The are great dog walks from nearby the front door at Purlieu Meadows and the Quarr Nature reserve. It is a short walk to the picturesque, historic town centre 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 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.

uPVC double glazed front door to

ENTRANCE PORCH: 6'4 maximum x 4'7 maximum. uPVC double glazed windows to both sides and to the front. Tiled walls, exposed stone elevations. Period panelled and glazed front door leads to

ENTRANCE HALL: 5'5 maximum x 5' maximum. Entrance leads to

BOOT ROOM: 3'7 maximum x 3'11 maximum. uPVC double glazed window to the side, gas and electric meters.

Panel door leads from the entrance hall to the

BOILER ROOM: 5' maximum x 3'6 maximum. Window to the side, wall mounted gas fired boiler. Light and power connected.

Glazed and panel door leads from the entrance hall to the

KITCHEN BREAKFAST ROOM: 14' maximum x 13'10 maximum. A generous room with excellent ceiling heights, two sash windows to the front, an extensive range of pine panelled kitchen units comprising laminated work surface, inset stainless steel sink bowl and drainer unit, mixer tap over, inset stainless steel gas hob with stainless steel splash back, stainless steel electric oven under, a range of drawers and cupboards under, integrated slimline dishwasher, integrated under counter fridge. A range of pine shelves and plate racks above. Radiator. Panel doors lead to shelved cupboard providing space for freezer. Further panel doors lead to shelved larder cupboard. Panel door from the kitchen breakfast room leads to the

INNER HALL: 20'2 maximum x 5'4 maximum. Staircase with period turned balustrades rises to the first floor. Radiator, moulded skirting boards and architraves. Telephone point. Panel doors lead off the inner hall to further rooms.

SITTING ROOM: 27'8 maximum x 14'1 maximum. This generous principal living space is split into two main rooms. Sitting room area - Excellent ceiling heights, two period sash windows to the rear enjoying a sunny southerly aspect. Moulded skirting boards and architraves, two radiators, arched feature recess with bookshelving to the side. Large entrance leads to reception room two / dining room area - double glazed window to the side. Period carved fire surround with decorative tiles, tiled hearth, open fireplace, radiator, moulded skirting boards and architraves, TV point .

GROUND FLOOR CLOAKROOM / UTILITY ROOM: 7'10 maximum x 5'4 maximum. Fitted low level WC, wall mounted antique wash basin, moulded skirting boards and architraves, sash window to the front, space and plumbing for washing machine, radiator.

Staircase descends from the inner hall to half landing. Glazed door to rear lobby with windows overlooking the rear garden. Glazed door gives access to steps leading down to the rear garden. Pine door from the half landing gives access to stairwell descending to the

CELLAR: A simply huge cellar with maximum dimensions of 19'9 maximum x 28'5 maximum. This cellar boasts exceptional ceiling heights of 9'2 maximum. The space is split into five main rooms and areas. Two windows to the front, lights and power connected. Wall mounted wash basin with tap.

Period staircase with turned balustrade rises from the inner hall to the first floor landing. Impressive pine period stairwell window to the rear with leaded light windows.

FIRST FLOOR LANDING: 9'11 maximum x 5'4 maximum. Excellent ceiling heights, moulded skirting boards and architraves, radiator. Panel doors lead off the first floor landing to the first floor rooms.

BEDROOM: 14' maximum x 13'11 maximum. A generous double bedroom, two period sash windows to the rear enjoying a sunny southerly aspect and extensive views of Sherborne town, the two Sherborne castles and countryside and hills beyond. Moulded skirting boards and architraves, two radiators, period cast iron feature fireplace and surrounds. Panel doors lead to fitted wardrobe cupboard space.

BEDROOM: 14'5 maximum x 13'10 maximum. A second generous double bedroom, excellent ceiling heights, period sash window to the side, radiator, moulded skirting boards and architraves, moulded picture rail, Cast iron period fireplace and surrounds. Panel door leads to fitted wardrobe cupboard space.

FIRST FLOOR BATHROOM: 9'10 maximum x 5'5 maximum. A white suite comprising

low level WC, pedestal wash basin, panel bath with mains shower tap arrangement over, tiling to splash prone areas. Sash window to the front, radiator, moulded skirting boards and architraves.

Staircase rises from the first floor landing to the

SECOND FLOOR LANDING: 7'2 maximum x 5'5 maximum. Excellent ceiling heights, moulded skirting boards and architraves, ceiling hatch to loft storage space. Panel doors lead off the landing to further rooms.

BEDROOM: 12'11 maximum x 10'8 maximum. A third generous double bedroom, moulded skirting boards and architraves. Panel door leads to eaves storage cupboard space. uPVC double glazed window to the rear overlooks the rear garden and enjoys a sunny southerly aspect and impressive views across Sherborne town incorporating the two Sherborne castles and hill line plus countryside beyond.

SECOND FLOOR BATHROOM: 14'10 maximum x 10'8 maximum. A white suite comprising low level WC, wash basin in tiled work surface with cupboards under, tiled splashback, panel bath, with shower rail, tiled surrounds, skylight ceiling window to the front, wall mounted electric heater, radiator. Door leads to walk-in airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelving.

OUTSIDE: Shared driveway access from The Avenue leads to a private driveway providing off-road parking for two to three cars at the front of the property. There is a single garage in a block adjacent to the front of the property.

SINGLE GARAGE: 16'4 in depth x 9'3 maximum in width. Metal up-and-over door. Paved pathway leads to the main entrance at the side of the property. Paved side area with a variety of flower beds and borders well stocked with mature plants and shrubs. Area to store recycling containers and wheelie bins. Private timber side gate gives access to the side of the property and eventually to the main rear garden.

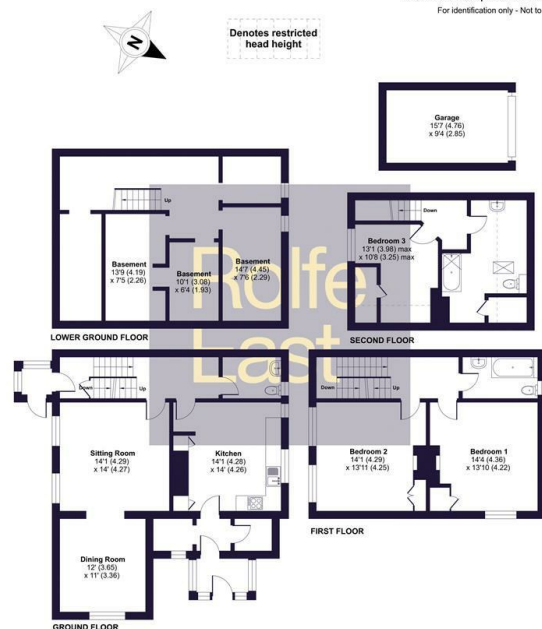
MAIN REAR GARDEN: 65' maximum in length x 45' maximum in width. This generous private rear garden enjoys a sunny south facing aspect and a good degree of privacy. It is enclosed by brick walls and timber panel fencing. The garden is laid mainly to lawn and boasts a variety of well stocked flower beds and borders, including some mature trees and shrubs. Mature magnolia tree, raised patio seating area with timber pergola and outside light, timber potting shed.



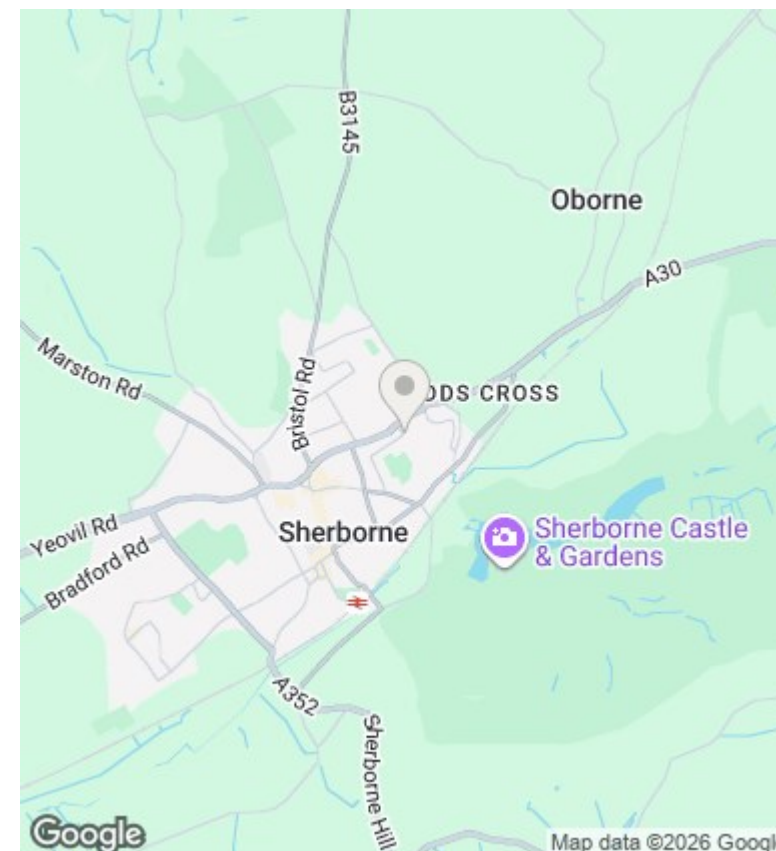


Hill House, The Avenue, Sherborne, DT9

Approximate Area = 2262 sq ft / 210.1 sq m
 Limited Use Area(s) = 81 sq ft / 7.5 sq m
 Garage = 146 sq ft / 13.5 sq m
 Total = 2489 sq ft / 231.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rchecom 2026. Produced for Rolfe East Sherborne Ltd. REF: 1008136



Directions

Viewings

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

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		