Rolfe East

Castle Road, Sherborne, DT9 3RP

Price Guide £475,000

- MATURE SPACIOUS DETACHED HOUSE (1668 SQUARE FEET).
- EXCELLENT FLOW OF NATURAL LIGHT FROM SUNNY EAST-TO-WEST ASPECT.
- POTENTIAL FOR EXTENSION (subject to the necessary planning permission).
- NO FURTHER CHAIN.
- GENEROUS LEVEL CORNER PLOT WITH FRONT, SIDE AND REAR GARDENS.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- EXCELLENT RESIDENTIAL CUL-DE-SAC ADDRESS ON NORTH EASTERN SIDE OF TOWN.
- SINGLE DETACHED GARAGE PLUS PRIVATE DRIVEWAY.
- OPEN-PLAN SITTING ROOM / DINING ROOM PLUS GROUND FLOOR OFFICE.
- SHORT WALK TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.

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

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

8 Castle Road, Sherborne DT9 3RP

NO FURTHER CHAIN. ‘8 Castle Road’ is a deceptively spacious (1668 square feet), well-presented, mature, detached house offering well laid out accommodation and excellent levels of natural light from large windows and dual aspects. The property stands on a generous level corner plot and boasts a superb, landscaped rear garden enjoying a west-facing aspect. There are also lovely gardens at the front and side of the house. The house benefits from private, off-road driveway parking for one cars, with potential for more, subject to the necessary planning permission. The driveway leads to a detached single garage. The main house also offers excellent scope for extension at the side and rear, subject to the necessary planning permission. It is heated by a mains gas fired radiator central heating system and also benefits from uPVC double glazing. The well laid accommodation boasts excellent levels of natural light from a sunny east-to-west aspect. It comprises large entrance reception hall, L-shaped sitting room / dining room, kitchen with Shaker-style kitchen units, study / snug and ground floor WC / cloakroom. On the first floor, there is a landing area, master double bedroom with shower cubicle, three further generous double bedrooms and a family bathroom. There is also a boarded loft space for extra storage. There are countryside walks from nearby the front door of the property – ideal as you do not have to put the children or the dogs in the car! This superb home is set in a highly sought-after, residential address on the outskirts of Sherborne town. It is a short walk to the vibrant, 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 walk to the mainline railway station making London Waterloo directly in just over two hours. NO FURTHER CHAIN.

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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. The location of the property offers excellent access to the A303 trunk road to London and Exeter and the A30 to Salisbury.

Front pathway leads to storm porch with outside light, uPVC double glazed front door leads to

ENTRANCE RECEPTION HALL: 18’11 Maximum x 12’ Maximum. A generous greeting area providing a heart to the home, uPVC double glazed window to the front, radiator, staircase rises to the first floor, under stairs storage recess, doors lead off to the main ground floor rooms.

SITTING ROOM / DINING ROOM: 24’ Maximum x 20’9 Maximum. A very good sized main, L-shaped reception room boasting a light dual aspect with large feature uPVC double glazed window and sliding patio doors overlooking the rear garden enjoying a west facing aspect, uPVC double glazed window to the side, cut Hamstone fire surround and hearth with gas fire, TV point, telephone point, three radiators.

DINING ROOM / OFFICE: 10’11 Maximum x 9’4 Maximum. A useful second reception room, uPVC double glazed window to the front, radiator, telephone point.

KITCHEN / BREAKFAST ROOM: 9’8 Maximum x 10’10 Maximum. A range of Shaker-style panelled kitchen units comprising laminated work surface, tiled surrounds, inset stainless steel one-and-a-half sink bowl and drainer unit, mixer tap over, inset Bosch electric induction hob with stainless steel Bosch electric oven under, a range of drawers and cupboards under, space and plumbing for washing machine, a range of matching wall mounted cupboards with under unit lighting, wall mounted Bosch stainless steel cooker hood / extractor fan, wall mounted cupboard houses mains gas fired central heating boiler, shelved larder cupboard, recess provides space for upright fridge freezer, oak effect flooring, uPVC double glazed door to the side garden.

GROUND FLOOR CLOAKROOM / WC: 4’7 Maximum x 4’9 Maximum. Fitted low level WC, pedestal wash basin, tiled surrounds, radiator, uPVC double glazed window to the side.

Staircase rises from the entrance reception hall to the

FIRST FLOOR LANDING: 16’2 Maximum x 6’10 Maximum. A large landing area with uPVC double glazed window to the side, ceiling hatch and ladder to loft storage space, panel door leads from the landing to an airing cupboard with slatted shelving. Panel doors lead off the landing to the first floor rooms.

MASTER BEDROOM: 13’2 Maximum x 10’7 Maximum. A generous double bedroom with large uPVC double glazed window to the rear overlooking the rear garden and enjoying a westerly aspect, radiator, double doors lead to fitted wardrobe, TV aerial attachment, wash basin over storage drawers, corner shower cubicle with electric shower over. Illuminated mirror.

BEDROOM TWO: 10’7 Maximum x 11’ Maximum. A second double bedroom, large uPVC double glazed window to the front enjoying an easterly aspect, radiator, double doors lead to fitted wardrobe.

BEDROOM THREE: 13’5 Maximum x 11’4 Maximum. Another double bedroom, large uPVC double glazed window to the rear, radiator, telephone point, double doors lead to fitted wardrobe.

BEDROOM FOUR: 11’6 maximum x 11’ Maximum. A fourth double bedroom, large uPVC double glazed window to the front boasting an easterly aspect and views towards the Sherborne Castles, radiator, reading light, double doors lead to fitted wardrobe.

FAMILY BATHROOM: 8’1 Maximum x 6’10 Maximum. A modern white suite comprising low level WC, pedestal wash basin, P-shaped panel bath with

wall mounted mains shower over, shower screen, tiled walls, radiator, uPVC double glazed window to the side.

OUTSIDE: This property occupies a generous, level corner plot with lovely gardens boasting an east-to-west aspect and a south-facing side garden. The front garden gives a depth of 20’ from the pavement.
A dropped kerb provides vehicular access to a private driveway for one car, with potential for more, subject to the necessary permission.
Driveway leads to

DETACHED SINGLE GARAGE: 16’11 Maximum depth x 8’5 Maximum width. Up-and-over door, light and power connected, door to the side.

Lawned, level south-facing side garden leading to the main rear garden.

MAIN GARDEN: Situated at the rear of the property and benefiting from a sunny westerly aspect. A wide variety of mature shrubs, hedges, plants and trees. Paved patio area with automatic sun canopy over. Sumer house, detached timber shed, rainwater harvesting butt and tap.

Directions

Viewings

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

Council Tax Band

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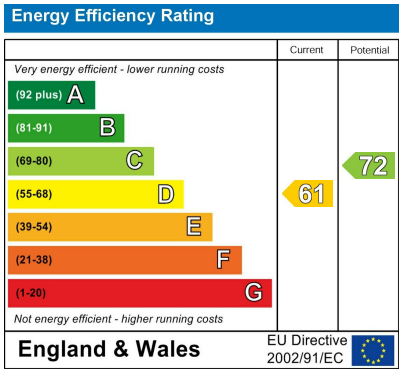

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