Rolfe East







Lower Gunville, Milborne Port, DT9 5AP

Offers In The Region Of £269,500

- ATTRACTIVE NATURAL STONE PERIOD SEMI-DETACHED COTTAGE IN EXCELLENT ORDER.
- ATTACHED SINGLE CAR PORT WITH ACCESS OFF QUIET VILLAGE LANE.
- BEAMS AND STONE INGLENOOK OPEN FIREPLACE.
- SHORT DRIVE TO SHERBORNE AND RAILWAY STATION TO LONDON WATERLOO.
- 'TUCKED AWAY' LOCATION IN A CONSERVATION AREA NEAR HEART OF VILLAGE.
- BEAUTIFUL PRIVATE GARDEN BOASTING A SOUTH WEST ASPECT AND GOOD PRIVACY.
- EXCELLENT FLOW OF NATURAL LIGHT.
- SHORT WALK TO EXCELLENT VILLAGE AMENITIES.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- SOCIABLE OPEN-PLAN LIVING ACCOMMODATION.

80 Cheap Street, Sherborne, Dorset, DT9 3BJ
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Maulvi Lower Gunville, Milborne Port DT9 5AP

‘Maulvi’ is beautiful, period, character, natural stone, semi-detached cottage situated in a secret ‘tucked away’ location a short walk to the pretty village centre and excellent amenities. It is a short drive to Sherborne town centre and the mainline railway station to London Waterloo. It offers an attached single carport and beautiful private garden arranged for low maintenance purposes and enjoying a sunny south westerly aspect. The current owners have finished this home to a stylish, contemporary yet eclectic standard throughout retaining many lovely, period character features including exposed beams and a natural stone Inglenook open fireplace. The cottage is enviably free from the restrictions of Grade II listing. It is heated via a gas fired radiator central heating system and benefits from uPVC double glazing. The well-arranged accommodation is beautifully presented and enjoys a good level of natural light from a sunny aspect. It comprises entrance porch, open-plan sitting room / kitchen room with lots of storage cupboards. On the first floor there is a landing area, two generous double bedrooms and a first floor shower room. It enjoys lovely countryside walks from nearby the front door - ideal as you do not need to put the children or the dogs in the car! It is a very short walk to the village centre, church, public house, primary school and village shops. Milborne Port boasts The Clockspire - a superb new restaurant, brand new Co-op supermarket and more. The house is a short drive to the historic town centre of Sherborne with its superb boutique high street on the doorstep 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 without having to change your seat.

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Council Tax Band: C





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.

Pathway to storm porch. Glazed front door leads to

ENTRANCE PORCH: 5’8 maximum x 3’1 maximum. uPVC double glazed window to the front, tiled floor, fitted storage cupboard. Glazed door leads to

MAIN OPEN-PLAN LIVING SPACE: 21’4 maximum x 15’7 maximum. This superb open-plan living space is split into two main areas.

SITTING ROOM AREA: 15’7 maximum x 14’ maximum. A beautifully presented main reception area enjoying a wealth of character features including exposed beams, large inglenook fireplace recess with natural stone, open fireplace and hearth, fireside recess, uPVC double glazed window to the front enjoying a westerly aspect, two radiators, latch door leads to understairs storage cupboard space, further doors lead to fitted cupboards. Entrance leads to

KITCHEN AREA: 12’10 maximum x 7’4 maximum. A range of fitted Shaker-style kitchen units comprising oak effect laminated worksurface, ceramic sink bowl and drainer unit with mixer tap over, inset AEG induction hob with stainless steel AEG electric oven under, a range of drawers and cupboards under, integrated half dishwasher, washing machine and space for upright fridge freezer, herringbone tiled splashback, wall mounted stainless steel cooker hood extractor fan, uPVC double glazed window to the front, exposed beams, tiled floor, fitted wine rack, matching wall mounted cupboards. Pine latch door from the kitchen area gives access to

INNER HALL: Radiator, staircase rises to the first floor.

FIRST FLOOR LANDING: uPVC double glazed window to the rear, exposed beams. Cottage latch doors lead off the landing to the first floor rooms.

BEDROOM ONE: 12’9 maximum x 10’1 maximum. A generous double bedroom, uPVC double glazed window to the front, excellent ceiling heights with exposed beams, radiator, double doors lead to fitted wardrobe cupboard space. Further double doors lead to shelved cupboard space. Further door leads to airing cupboard housing mains gas fired combination boiler, slatted shelving.

BEDROOM TWO: 9’2 maximum x 10’4 maximum. A second generous double bedroom, uPVC double glazed window to the front, radiator, excellent ceiling heights, panel door leads to fitted wardrobe cupboard space.

FIRST FLOOR FAMILY SHOWER ROOM: 9’ maximum x 6’4 maximum. A period-style white suite comprising low level WC, wash basin in worksurface with cupboard under, glazed corner shower cubicle with wall mounted mains shower over, tiling to splash prone areas, radiator, extractor fan, uPVC double glazed window to the rear.

OUTSIDE:
This property comes with a SINGLE CARPORT measuring 15’11 in

depth x 8’2 in width. Area to store recycling containers and wheelie bins.
A personal gate from the rear of the carport leads to the garden. A pedestrian right of way over the neighbouring driveway also provides access via a timber five bar gate.

MAIN GARDEN:
The garden is situated at the front of the property and enjoys a sunny westerly aspect, measuring 29’5 in width x 24’7 in depth. This beautifully landscaped main garden is arranged for low maintenance purposes, timber decked patio area laid to stone chippings, a variety of mature trees, plants and shrubs, outside lighting, rainwater harvesting butt. Various timber outbuildings include

WORKSHOP: 5’8 maximum x 3’11 maximum. Light and power connected, window to the side, fitted work bench.

TIMBER OUTHOUSE: 11’8 x 3’7. Light and power connected, space and plumbing for tumble dryer or freezer. Double doors lead to attached timber log store.













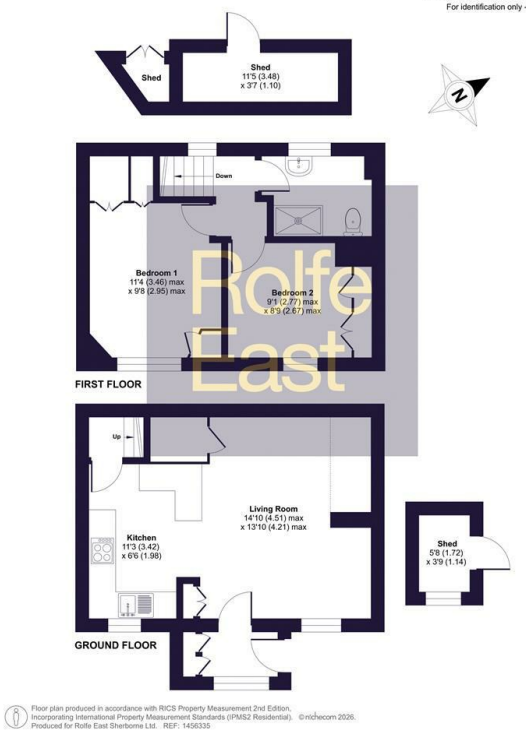






Maulvi, Lower Gunville, Milborne Port, Sherborne, DT9

Approximate Area = 644 sq ft / 59.8 sq m
Outbuilding = 69 sq ft / 6.4 sq m
Total = 713 sq ft / 66.2 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). ©nichecom 2026. Produced for Rolfe East Sherborne Ltd. REF: 1456335



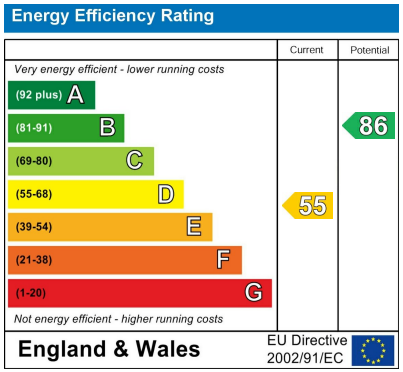
Directions

Viewings

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

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