

Rolfe East



Middle Ridge Lane, Corton Denham, DT9 4LP

Offers In Excess Of £550,000

- BEAUTIFULLY PRESENTED EXTENDED DETACHED BUNGALOW WITH EXQUISITE VIEWS.
- PLOT AND AMAZING GARDENS EXTENDING TO JUST UNDER A QUARTER OF AN ACRE.
- GATED DRIVEWAY PARKING FOR 5-6 CARS PLUS DETACHED SINGLE GARAGE / WORKSHOP.
- EXCELLENT FLOW OF NATURAL LIGHT FROM SUNNY WEST TO EAST ASPECT.
- OIL FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- THREE RECEPTION ROOMS AND THREE DOUBLE BEDROOMS.
- TWO BATHROOMS.
- LARGE GARDEN ROOM BOASTING VAULTED CEILING AND AMAZING VIEWS.
- SHORT WALK TO VERY POPULAR VILLAGE GASTR-PUB.
- SHORT DRIVE TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.

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Solway Middle Ridge Lane, Corton Denham DT9 4LP

AMAZING COUNTRYSIDE VIEWS TO A LOCAL BEAUTY SPOT. 'Solway' is a beautifully presented, extended, detached bungalow that has been the subject of significant extension and modernisation. The property stands in a generous plot and exquisite gardens extending to just under a quarter of an acre (0.20 acres) approximately. The main rear garden enjoys a sunny easterly and southerly aspect as well as uninterrupted, breathtaking views towards Corton Denham Ridge and the Beacon Viewpoint. Many of the rooms enjoy superb countryside views. The village of Corton Denham is one of the most sought-after villages on the borders of Somerset and Dorset. This property is located on a quiet residential country lane with excellent dog walks from the front door as well as being a short walk to a top village gastro-pub. There is gated private driveway parking for five to six cars leading to a detached garage / workshop. The property enjoys an excellent flow of natural light from large feature windows and dual aspects. It comprises large entrance reception hall, sitting room leading into a dining room, large garden room with vaulted ceiling and amazing views, kitchen, utility room, office / double bedroom three, inner hall, two further double bedrooms, family shower room and separate shower room / WC. The property boasts uPVC double glazing and is heated by oil fired radiator central heating and a water softener. There are lovely, award-winning countryside and lane walks from the front door and is a short walk to the popular village pub. 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.



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.

uPVC double glazed double front doors lead to entrance porch. Entrance leads to

ENTRANCE RECEPTION HALL: 18'9 maximum x 11'6 maximum. A useful greeting area providing a heart to the home. Oak parquet flooring. Radiator. Ceiling hatch with fitted loft ladder leads to loft storage space. Electric light connected. Door leads to shelved storage cupboard with water softener. Further door to shelved linen cupboard. Glazed doors lead off the entrance reception hall to the main rooms.

SITTING ROOM: 15'9 maximum x 11'4 maximum. A well presented main reception room, large uPVC double glazed window to the side. Wall mounted inset electric fire, radiator. telephone point, TV point, large entrance leads to dining room providing full through-measurement of 26 feet 6 maximum.

DINING ROOM: 10'8 maximum x 11'3 maximum. uPVC double glazed sliding patio doors open to the side garden. Radiator, oak parquet flooring, glazed and panelled door leads back to the kitchen breakfast room.

KITCHEN BREAKFAST ROOM: 10'8 maximum x 10'10 maximum. An extensive range of panelled kitchen units comprising laminated work surface, decorative tiled surrounds, inset two-an-a-half stainless steel sink bowl with mixer tap over, inset electric ceramic hob, a range of drawers and cupboards under. Built-in eye-level electric double oven and grill with microwave over. A range of matching wall mounted cupboards. Concealed wall mounted cooker hood extractor fan. uPVC double glazed window to the side overlooks the driveway. uPVC double glazed window to the front. Oak parquet flooring, radiator. Large entrance leads from the kitchen breakfast room through to the utility room providing a full through-measurement of 21' maximum.

UTILITY ROOM: 9'8 maximum x 7'11 maximum. Laminated work surface. Space and plumbing for dishwasher and washing machine. Space for large upright fridge freezer, fitted cupboards, floor standing Grant oil fired boiler, oak parquet flooring. uPVC double glazed window to the side, uPVC double glazed door to the side.

Entrance from the entrance reception hall leads to the

INNER HALL: 8' maximum x 4' maximum. Door to shelved cupboard. Doors lead off the inner hall to the further rooms.

GARDEN ROOM: 12'10 maximum x 12'11 maximum. A generous third reception room with vaulted ceiling and inset ceiling lighting. Enjoying a light triple aspect and fantastic countryside views to local beauty spot. uPVC double glazed double French doors open onto the rear garden, enjoying extensive countryside views to Corton Denham Ridge. uPVC double glazed windows to both sides, two radiators, light and power connected.

SHOWER ROOM / WC: 8'4 maximum x 3'11 maximum. A modern white suite comprising wash basin in work surface, fitted low level WC, fitted cupboards, Glazed shower cubicle with wall mounted mains shower over, chrome heated towel rail, extractor fan, tiled walls and floor.

BEDROOM ONE: 13'1 maximum x 9'8 maximum. A double bedroom enjoying a light dual aspect with uPVC double glazed window to the rear enjoying extensive countryside views and views across the rear garden. uPVC double glazed window to the side. Radiator. Fitted wardrobes.

BEDROOM TWO: 11' maximum x 8'5 maximum. A second double bedroom, uPVC double glazed window to the side, radiator, fitted wardrobe cupboards.

Glazed and panelled door from the dining room leads to

BEDROOM THREE / OFFICE: 13'3 maximum x 9'6 maximum. A third double bedroom enjoying a light dual aspect with uPVC double glazed window to the front, uPVC double glazed window to the rear, countryside views, radiator, oak parquet flooring, fitted desk unit and work surface with cupboards and drawers under, wall mounted cupboards.

FAMILY SHOWER ROOM: 7'4 maximum x 7'2 maximum. A modern white suite comprising wash basin and work surface with cupboards under, fitted low level WC, double sized glazed shower cubicle with wall mounted mains shower over, uPVC, double glazed window to the side, shaver light and point, chrome heated towel oil, extractor fan, tiling to splash prone areas.

OUTSIDE: This fabulous bungalow occupies A generous plot and gardens extending to just under a quarter of an acre (0.20 acres approximately). Dropped kerb from the

country lane gives vehicular access to driveway layby parking providing off-road parking for one car. Double timber gates give vehicular access to a private enclosed driveway providing off-road parking for a further four cars. Outside light, outside tap. Driveway leads to the side of the property to a

DETACHED GARAGE: 16'9 in depth x 11'6 in width. Timber garage door, light and power connected, rafter storage above, uPVC double glazed window to the rear, uPVC double glazed door to the side leads to the main garden. Panel door leads from the garage to

ATTACHED WC: 4'8 maximum x 2'8 maximum. Fitted low level WC, wall mounted wash basin, electric light connected.

GARDENS: There is a front garden laid to lawn, enclosed by brick walls and mature hedges. Oil tank. A variety of well-stocked flower beds and borders. Outside light. The lawn front garden leads to the eastern side of the property where there is a large lawned side garden, raised undercover patio seating area, outside lighting, a variety of well stocked flower beds and borders, two rainwater harvesting butts. Side garden leads to the

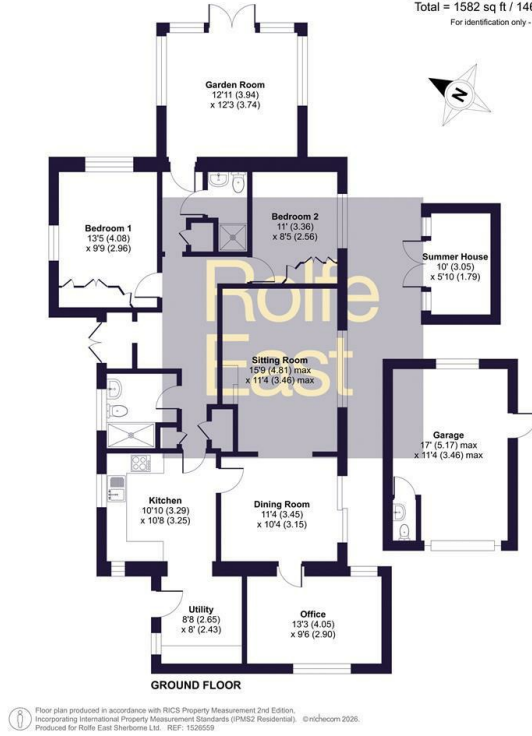
MAIN REAR GARDEN: Laid mainly to level lawn and enjoying a pretty streamside feature, a variety of well-stocked flower beds and borders, fish pond and water feature, outside tap, outside light, greenhouse, timber summer house, large timber storage shed. The rear garden enjoys a variety of mature fruit trees and a glorious rural backdrop.





Middle Ridge Lane, Corton Denham, Sherborne, DT9

Approximate Area = 1330 sq ft / 123.5 sq m
Garage = 193 sq ft / 17.9 sq m
Outbuilding = 59 sq ft / 5.4 sq m
Total = 1582 sq ft / 146.8 sq m
For identification only - Not to scale



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		
(55-68) D		
(39-54) E	54	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		