

Rolfe East



The Cross, Bradford Abbas, DT9 6RY

Asking Price £295,000

- ATTRACTIVE PERIOD SEMI-DETACHED NATURAL STONE COTTAGE (849 square feet).
- RENOVATED TO A TASTEFUL AND SYMPATHETIC STANDARD THROUGHOUT.
- FIREPLACE, LOG BURNER, EXPOSED BEAMS, WINDOW SEATS AND VAULTED CEILINGS.
- THIS STUNNING, UNIQUE PROPERTY MUST BE VIEWED!
- PRETTY VILLAGE CENTRE POSITION ON NO-THROUGH LANE.
- LPG FIRED RADIATOR CENTRAL HEATING AND CAST IRON LOG BURNING STOVE.
- SHORT WALK TO POPULAR VILLAGE PUB, PRIMARY SCHOOL AND NEARBY COUNTRYSIDE.
- LARGE WEST-FACING LANDSCAPED REAR GARDEN 90' x 32'2".
- BESPOKE PERIOD-STYLE DOUBLE GLAZING.
- SHORT DRIVE TO SHERBORNE TOWN AND RAILWAY STATION TO LONDON WATERLOO.

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WITH HUGE 90' REAR GARDEN! '2 The Cross' is a very attractive, period, semi-detached, natural stone cottage (849 square feet) situated in a coveted village centre address enjoying countryside and great dog walks from nearby the front door. The cottage has been the subject of full, stylish renovation and is finished to an exceptionally tasteful standard throughout. It retains many original cottage features including fireplace with log burning stove, exposed beam work, window seats and vaulted ceilings. The property is enviably free from the restrictions of Grade II listing. There is a generous, level, west facing garden measuring 90' x 32'3 that has been beautifully landscaped with natural stone outbuilding. There is plenty of free, unrestricted parking on the quiet, no-through lane at the front of the cottage. The cottage is heated by LPG fired radiator central heating, log burning stove and has bespoke double glazing. This property boasts living accommodation comprising entrance hall/boot room, sitting room and a superb open-plan kitchen / dining room. On the first floor there is a double bedroom and large, feature family bathroom. There are superb rural walks from nearby the front door as well as being within walking distance of the village pub, primary school and village shop. This exceptional home is only a short drive to the sought-after, historic town of Sherborne with its superb boutique high street with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses, Sherborne's world-famous private schools and mainline railway station making London Waterloo in just over two hours. Sherborne has also recently won the award for the best place to live in the Southwest 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.



Council Tax Band: B



Paved pathway leads to glazed stable front door with outside light.

Entrance porch/boot room: 9'10 maximum x 5'8 maximum. A useful room with exposed timber, quarry tiled floor, windows to the front and rear, double glazed door to the rear, exposed natural stone elevations. Multipane double glazed pine panel door leads to the

Sitting room: 18'9 maximum x 16'9 maximum. A beautifully presented main reception room enjoying a wealth of cottage character features including exposed beams, exposed natural stone elevations, natural stone period fireplaces recess with cast iron log burning stove, paved hearth, period style double glazed window to the front with window seat, telephone point, oak flooring, period style radiator. Staircase rises to the first floor, door leads to understairs cupboard space. Two entrances lead to

Open-plan kitchen dining room: 18'3 maximum x 12'5 maximum. Fantastic open-plan space split into two areas.

Dining room area - Excellent ceiling heights, vaulted ceiling lights, double glazed bi-folding doors open onto the rear garden, double glaze Velux ceiling window to the side, exposed beams, oak floor, period style radiator. Large entrance to

Kitchen area - A range of Shaker-style fitted kitchen units comprising oak worksurface and surrounds, inset ceramic sink bowl and drainer unit with mixer tap over, inset Neff gas hob with stainless steel electric oven under, a range of drawers and cupboards under, integrated washing machine, space for under counter fridge, glass splash back, stainless steel wall mounted cooker hood extractor fan, wall mounted boiler, two double glazed Velux ceiling windows to the side, inset ceiling lighting, oak floor,

double glazed period style window to the side, glazed and panel stable door to the side.

Staircase rises from the main reception room to the first-floor landing, period style double glazed stairwell window to the side, period style stair rods, pine moulded skirting boards and architraves. Timber doors lead off the landing to the first floor rooms.

Bedroom: 12'10 maximum into recess x 9' maximum. A generous double bedroom with excellent ceiling heights, pine moulded skirting boards and architraves, period style double glazed window to the front, painted floorboards, exposed beams, recess for wardrobes, ceiling hatch to loft space.

First floor family bathroom: 8' maximum x 7'10 maximum. A modern white suite comprising low level WC, pedestal wash basin, p-shaped panel bath with glazed shower screen over with electric shower over, tiling to splash prone, tiled floor, chrome heated towel rail, exposed beams, period style double glazed window to the rear.

Outside:

At the front of the property there is free unrestricted parking on a no-through lane.

Pathway leads to the front door with outside light, area to store recycling containers and wheelie bins.

The main garden measures 90' x 32'3 and is situated at the rear of the property. It boasts a sunny westerly aspect and a level plot. The rear garden is a particularly unique pretty selling feature of this property, laid mainly to level lawn and boasting a variety of well stocked flowerbeds and borders. It is enclosed by timber panel

fencing and boasts a variety of mature trees and fruit trees. There is a stone paved patio area with outside lights. There is a paved area at the rear of the property with outside light, timber log store.

Detached timber garden store / utility room: 7'11 maximum x 4'10 maximum. Light and power connected, space for freezer, space for tumble dryer, worksurface.

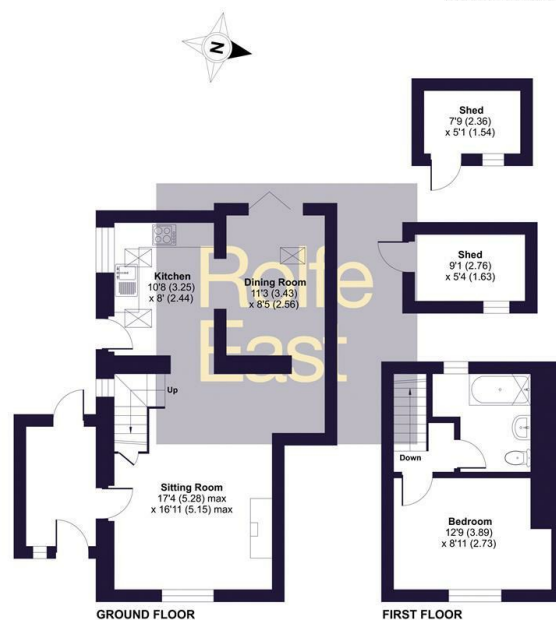
Natural stone outbuilding: 10'8 maximum x 5'1 maximum.



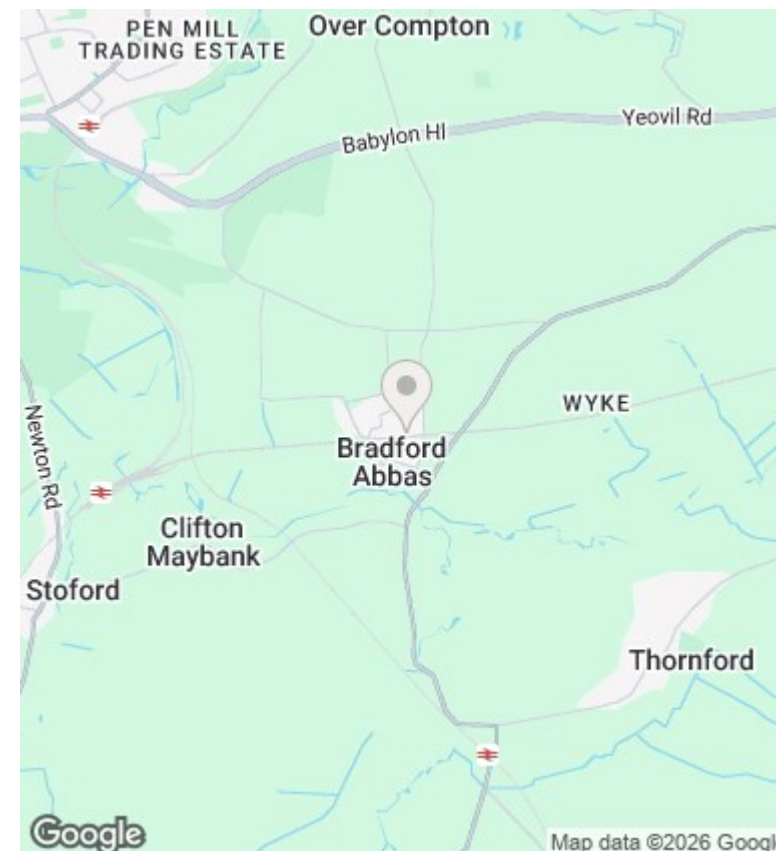


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Approximate Area = 716 sq ft / 66.5 sq m
Outbuildings = 86 sq ft / 7.9 sq m
Total = 802 sq ft / 74.4 sq m
For identification only - Not to scale



① 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: 1496004



Directions

Viewings

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

Council Tax Band

B

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		