

Rolfe East



Abbots Way, Sherborne, DT9 6DU

Asking Price £500,000

- WELL-PRESENTED MODERN 4-5 BEDROOM DETACHED HOUSE (1843 square feet).
- THREE RECEPTION ROOMS INCLUDING CONSERVATORY.
- TUCKED AWAY FAVOURED CUL-DE-SAC LOCATION.
- NO FURTHER CHAIN.
- DETACHED DOUBLE GARAGE.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- SHORT WALK TO NEARBY CONVENIENCE STORES AND COUNTRYSIDE.
- DRIVEWAY PARKING FOR THREE TO FOUR CARS AND SPACE FOR MOTORHOME.
- OFFICE / OCCASIONAL GROUND FLOOR BEDROOM FIVE.
- SHORT WALK TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.

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41 Abbots Way, Sherborne DT9 6DU

NO FURTHER CHAIN. '41 Abbots Way' is a very well-presented, modern, detached house (1843 square feet) situated in a favoured residential cul-de-sac address on the western side of Sherborne, a short walk to the historic town centre, boutique high street and mainline railway station to London Waterloo. The property boasts a generous, level rear garden enjoying an easterly aspect. It comes with a detached double garage plus off-road parking for three to four cars plus space to store a caravan. The house offers mains gas fired radiator central heating and uPVC double glazing. With an excellent flow of natural light, this home must be viewed to be appreciated. The well-arranged, flexible accommodation is over two floors and comprises entrance reception hall, sitting room with dual aspect, dining room, conservatory, open-plan kitchen / breakfast room, utility room, office / occasional ground floor bedroom five and a ground floor WC / cloakroom. On the first floor there is a landing area, master double bedroom with en-suite shower room, three further double bedrooms and a family bathroom. The property is a very short walk to nearby countryside and to nearby convenience stores. It is a short walk 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 walk to the mainline railway station to London Waterloo. 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.



Council Tax Band: E



Paved pathway to storm porch with outside light. Double glazed front door leads to

ENTRANCE RECEPTION HALL: 14'10 maximum x 8'7 maximum. A generous greeting area providing a heart to the home, staircase rises to the first floor, understairs storage recess area, telephone point, moulded skirting boards and architraves, moulded dado rail, radiator. Doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM: 21'10 maximum x 11'3 maximum. A generous main reception room enjoying a light dual aspect with uPVC double glazed bay window to the front enjoying a sunny westerly aspect and double glazed sliding patio doors to the rear and conservatory, two radiators, oak fire surround with living flame gas fire, granite surrounds and hearth, moulded skirting boards and architraves, tv ariel attachment and point. Double glazed sliding patio door to the

CONSERVATORY: 12'8 maximum x 20'6 maximum. A generous conservatory, uPVC double glazed construction, double glazed windows to both sides and rear overlooking the rear garden enjoying an easterly aspect, uPVC double glazed double French doors open onto the rear garden, timber effect flooring, moulded skirting boards and architraves, wall mounted electric heater. uPVC double glazed double French doors lead from the conservatory to the

DINING ROOM: 12'1 maximum x 10'1 maximum. Glazed double doors lead from the dining room back to the entrance hall, radiator, moulded skirting boards and architraves, timber effect flooring. Entrance from the dining room leads to the

KITCHEN: 10'8 maximum x 11'3 maximum. A range of Shaker-style kitchen units comprising granite effect composite worksurface, decorative tiled surrounds, inset stainless steel one and a half Franke sink bowl and mixer tap over with drainer unit, range-style Rangemaster electric oven and grill with five burner gas hob, tiled splash back, range master wall mounted cooker hood extractor fan over, a range of drawers and cupboards under, integrated Neff dishwasher, a range of matching wall mounted cupboards with under unit lighting, inset feature ceiling lighting, ceramic floor tiles, recess provides space for upright fridge freezer, uPVC double glazed window to the rear overlooks the rear garden. Entrance from the kitchen leads to the

UTILITY ROOM: 6'1 maximum x 4'11 maximum. Stone effect composite worksurface, tiled surrounds, drawers and cupboards under, space and plumbing for washing

machine, matching wall mounted cupboards, wall mounted gas fired boiler, uPVC double glazed door to the side, ceramic floor tiles. Panel door leads back to the entrance reception hall.

OFFICE / GROUND FLOOR BEDROOM FIVE: 8'7 maximum x 7'9 maximum. uPVC double glazed window to the front, radiator, moulded skirting boards and architraves.

CLOAKROOM / WC: 7'9 maximum x 2'5 maximum. Low level WC, fitted wash basin, tiled splash back, uPVC double glazed window to the side, radiator, ceramic floor tiles.

Staircase rises from the entrance reception hall to the first floor landing, uPVC double glazed stairwell window to the front.

FIRST FLOOR LANDING: 16'5 maximum x 7'11 maximum. A large half gallery landing, uPVC double glazed window to the front, moulded skirting boards and architraves, radiator, ceiling hatch and fitted loft ladder leads to loft storage space with electric light. Panel door leads to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelving. Panel doors lead off the landing to the first floor rooms.

MASTER BEDROOM: 13'5 maximum x 11'8 maximum. A generous double bedroom, uPVC double glazed window to the rear overlooks the rear garden, radiator, moulded skirting boards and architraves, fitted wardrobes and drawer unit. Door leads to

EN-SUITE SHOWER ROOM: 8'6 maximum x 4' maximum. A modern replacement white suite comprising low level WC, wash basin over storage cupboard, tiled surrounds, glazed shower cubicle with wall mounted mains shower over, tiled surrounds, tiled floor, chrome heated towel rail, illuminated bathroom cabinet, uPVC double glazed window to the side, inset ceiling lighting.

BEDROOM TWO: 10'7 maximum x 11'6 maximum. A second double bedroom, moulded skirting boards and architraves, radiator, uPVC double glazed window to the rear overlooks the rear garden.

BEDROOM THREE: 11'11 maximum x 7'11 maximum. uPVC double glazed window to the rear overlooks the rear garden, radiator, moulded skirting boards and architraves.

BEDROOM FOUR: 11'6 maximum x 7'10 maximum. A fourth double bedroom, uPVC double glazed window to the front, radiator, moulded skirting boards and architraves, shelved recess.

FAMILY BATHROOM: 8'9 maximum x 6'4 maximum. A modern white suite comprising fitted low-level WC, wash basin in worksurface with cupboards under, panel bath with glazed shower screen over, wall mounted electric shower over, tiling to splash prone areas, tiled floor, chrome heated towel rail, uPVC double glazed window to the front, illuminated mirrored cabinet.

OUTSIDE:

At the front of the property there is a private driveway leading from the cul-de-sac providing off road parking for 4 cars. Driveway benefits from outside power point, electric car charging point, outside tap. Driveway leads to

DETACHED DOUBLE GARAGE: 17'6 in depth maximum x 15'2 in width maximum. Automatic up-and-over garage door, light and power connected, window to the side, personal glazed door to the side. Please note: The current owners have partitioned off a utility room/freezer room at the rear of the garage measuring 7'7 maximum x 6' maximum. Window to the side, worksurface, space and plumbing for tumble dryer, recess proves space for upright fridge freezer, wall mounted cabinets.

GARDENS:

There is a portion of lawned front garden and a variety of well stocked flowerbeds and borders. A second area of lawned front garden provides scope for further driveway parking, subject to the necessary planning permission. This area benefits from outdoor power point and is ideal for storing a motorhome or caravan. Gates on both sides of the property lead to the rear.

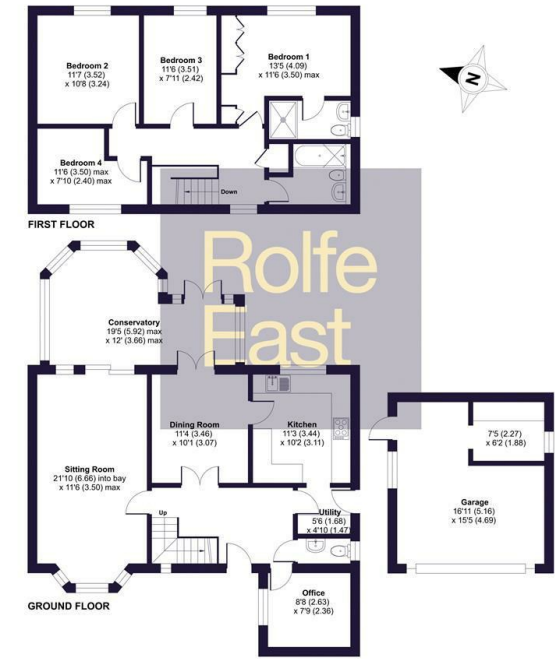
The **MAIN GARDEN** is situated at the side of the property and enjoys an easterly aspect. It measures approximately 40' in depth x 40' in width. This level rear garden is laid mainly to lawn and enclosed by timber panel fencing and brick walls. It enjoys a good degree of privacy. There are a variety of well stocked flowerbeds and borders including some mature plants and shrubs, raised timber decked patio seating area with retractable sun canopy, paved patio seating area with outside tap, brick-built BBQ.





Abbots Way, Sherborne, DT9

Approximate Area = 1583 sq ft / 147 sq m
Garage = 260 sq ft / 24.1 sq m
Total = 1843 sq ft / 171.1 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). ©richrecom 2026. Produced for Rolfe East Sherborne Ltd. REF: 1450232



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	62	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		