

Rolfe East



Chetnole, DT9 6NY

Guide Price £635,000

- BEAUTIFULLY PRESENTED 4-5 BEDROOM DETACHED HOUSE IN TOP DORSET VILLAGE.
- CAST IRON LOG BURNING STOVE.
- GROUND FLOOR OFFICE / OCCASIONAL BEDROOM 5.
- SHORT DRIVE TO SHERBORNE CENTRE AND MAINLINE RAILWAY STATION TO LONDON.
- DOUBLE GARAGE AND DRIVEWAY PARKING FOR 7-8 CARS.
- VIEWS OVER FIELDS AND COUNTRYSIDE AT FRONT AND REAR.
- FOUR DOUBLE BEDROOMS - MASTER BEDROOM WITH EN-SUITE SHOWER ROOM.
- 16 SOLAR PANELS, OIL-FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- GENEROUS LEVEL PLOT WITH REAR GARDEN BACKING ONTO FIELDS (0.14 acres approx.)
- SHORT WALK TO PRETTY VILLAGE CENTRE AND POPULAR VILLAGE PUB.

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Pendana , Chetnole DT9 6NY

'Pendana' is a simply lovely, substantial, double-fronted, detached house (1956 square feet) enjoying fabulous countryside views at the front and rear. It is situated in a fantastic edge-of-village residential address, a short walk to the popular village pub. This rare and unique home stands in a level plot and private gardens extending to 0.14 acres approximately, the main rear garden enjoying an easterly aspect. There is ample, private driveway parking for 7-8 cars leading to a large double garage. The house has been hugely improved by the current owner and is enhanced by 16 solar panels, uPVC double glazing and oil-fired radiator central heating plus a cast iron log burning stove. The impressive accommodation enjoys good levels of natural light and comprises entrance reception hall, lounge, dining room, office / ground floor bedroom five, kitchen / breakfast room, utility room and ground floor WC. 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 bedrooms enjoy superb countryside views. There are lovely country lane walks from the front door – ideal as you do not need to put the children or the dogs in the car! It is only a short walk to the pretty village centre, popular village pub, parish church and village hall. It is a short drive to the picturesque Abbey town centre of Sherborne with a coveted boutique high street and bustling out and about culture, markets, cafes, Waitrose store, restaurants, world famous private schools, breath-taking abbey building 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 South West 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: E



uPVC double glazed double French doors open to

ENTRANCE PORCH: Exposed stonework, tiled floor, double glazed and panelled front door leads to

ENTRANCE RECEPTION HALL: 11'4 maximum x 7' maximum. A useful greeting area providing a warm heart to the home. Staircase rises to the first floor, understairs storage recess, radiator, Engineered oak floor, uPVC double glazed window to the front. Radiator, panel doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM: 19'7 maximum x 13'4 maximum. A generous main reception room. uPVC double glazed sliding patio doors overlook the rear garden, enjoying views across fields behind. The rear boasts an easterly aspect. Fireplace recess with cast iron log burning stove, granite hearth, radiator, TV point.

DINING ROOM: 12'1 maximum x 11'7 maximum. A generous second reception room, able to accommodate large dining room table, uPVC double glazed window to the rear, overlooks the rear garden, views to fields, radiator, engineered oak flooring.

Doors from the entrance hall and the dining room lead to the

KITCHEN / BREAKFAST ROOM: 11'11 maximum x 11'10 maximum. A range of contemporary replacement kitchen units comprising laminated work surface, splashback surrounds, inset stainless steel sink bowl and drainer unit with mixer tap over. Space for large electric range-style oven, (oven available through separate negotiation). Splashback. A range of drawers and cupboards under. A range of matching wall mounted cupboards with under unit lighting. Wall mounted stainless steel cooker hood extractor fan. Space for upright fridge freezer, radiator. Fitted larder cupboard. This room enjoys a light dual aspect with uPVC double glazed windows to the front and side. Panel door leads to

UTILITY ROOM: 10'10 maximum x 9' maximum. Fitted units include laminated work surface, splashback, stainless steel sink bowl and drainer unit, mixer tap over, fitted cupboard under, space and plumbing for dishwasher and washing machine, fitted cupboards and matching wall mounted cupboards, uPVC double glazed window and door to the side, recess houses floor-standing oil fired central heating boiler, panel door

leads to

CLOAKROOM / WC: 5'6 maximum x 2'11 maximum. Low level WC, wall mounted wash basin, uPVC double glazed window to the rear.

Panel door from the entrance hall leads to

OFFICE / OCCASIONAL GROUND FLOOR DOUBL BEDROOM FIVE: 13'8 maximum x 6'10 maximum. uPVC double glazed window to the front, engineered oak flooring, radiator.

Staircase rises from the entrance reception hall to the

FIRST FLOOR LANDING: 10'3 maximum x 3'7 maximum. Ceiling hatch and fitted loft ladder to large, boarded loft storage space with electric light connected. Double doors lead 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: 17'4 maximum x 15'6 maximum. A generous double bedroom. uPVC double glazed window to the front boasts a westerly aspect and views across countryside and fields. Radiator, Two double wardrobes. Panel door leads to

EN-SUITE SHOWER ROOM: 7' maximum x 7' maximum. A modern white suite comprising low level WC, pedestal wash basin, splashback, walk-in glazed shower cubicle with tiled surrounds, wall-mounted power shower over, inset ceiling lighting, extractor fan, double glazed Velux ceiling window to the front, radiator, shaver point, illuminated mirror.

BEDROOM TWO: 14'9 maximum x 10'4 maximum. A second generous double bedroom, uPVC double glazed window to the rear boasts extensive countryside views and an easterly aspect, radiator, double wardrobe.

BEDROOM THREE: 12'10 maximum x 11'11 maximum. Another generous double bedroom, uPVC double glazed window to the front enjoys extensive countryside views, radiator, double wardrobe.

BEDROOM FOUR: 10'4 maximum X 8'6 maximum. A fourth double bedroom, uPVC

double glazed window to the rear enjoying countryside views, radiator.

FAMILY BATHROOM: 9'7 maximum x 6'7 maximum. A modern white suite comprising low level WC, pedestal wash basin, panel bath with shower rail over, wall mounted mains shower over. Low level WC, tiling to splash prone areas, radiator, shaver point, uPVC double glazed window to the rear, extractor fan.

OUTSIDE: This property stands in a generous, level plot extending to 0.14 acres approximately, boasting countryside views at the front and rear of the property. There is a portion of front garden laid to lawn, giving a depth of 33' from the country lane. Vehicular access from the country lane to a private brick paved driveway, providing off-road parking for four cars, plus a turning bay, outside lighting, a variety of well stocked flower beds and borders. Timber five bar gates gives vehicle access to further driveway parking at the side and rear of the property for a further two to three cars. Outside tap, outside lighting. Driveway leads to

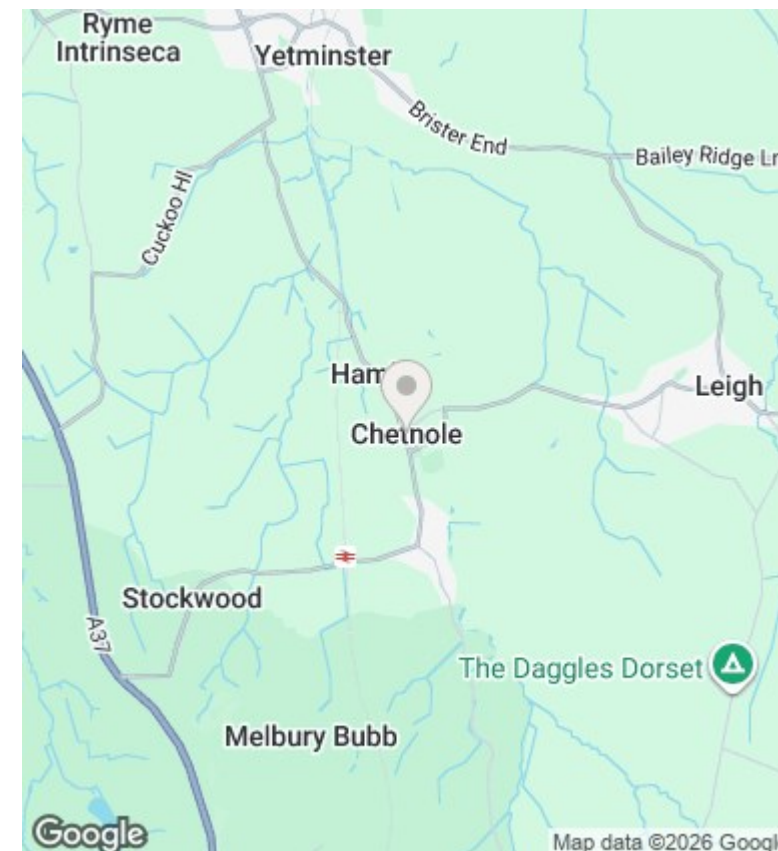
DOUBLE GARAGE: 17'1 in depth x 16'4 maximum in width. Automatic roller garage door, light and power connected. uPVC double glazed door and window to the side. Loft storage above. Garage is alarmed.

The main garden is situated at the rear of the property and measures 50' maximum in width x 55' feet maximum in depth. This level rear garden is laid mainly lawn and enclosed by timber panel fencing. It boasts two paved patio seating areas and enjoys an easterly aspect. It backs onto fields and enjoys lovely countryside views. A variety of well-stocked flower beds and borders enjoy a selection of mature plants and shrubs. Outside lighting, outside tap, area to store recycling containers and wheelie bins. Oil tank.

TIMBER GARDEN SHED: 16' x 6'. Windows to the rear.







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	63	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		