

# Rolfe East



**Glanvilles Wootton, DT9 5QF**

Guide Price £485,000

- SUPERB DETACHED BUNGALOW WITH THREE DOUBLE BEDROOMS.
- FULLY RENOVATED AND RECONFIGURED THROUGHOUT BY CURRENT OWNERS.
- QUALITY POWDER COATED ALUMINIUM DOUBLE GLAZING THROUGHOUT.
- SHORT DRIVE TO SHERBORNE TOWN AND RAILWAY STATION TO LONDON WATERLOO.
- EXCELLENT VILLAGE LOCATION. GARAGE AND DRIVEWAY PARKING FOR 6-9 CARS.
- A STYLISH SINGLE STOREY RESIDENCE WITH LIGHT OPEN-PLAN LIVING SPACE.
- SUNNY WEST-TO-EAST ASPECT WITH EXCELLENT FLOW OF NATURAL LIGHT.
- LARGE GARDENS AND PLOT EXTENDING TO 0.18 ACRES APPROXIMATELY.
- AIR SOURCED HEAT PUMP POWERING UNDER FLOOR HEATING.
- LARGE DETACHED OUTBUILDING IN THE GARDENS.

# Little Mead , Glanvilles Wootton DT9 5QF

'Little Mead' is a is a modern, detached bungalow situated in a coveted edge-of-village address, a very short walk to the heart of this prestigious Dorset village. It is only a short drive to Sherborne town centre and mainline railway station to London Waterloo (in just over 2 hours directly). The property occupies a generous, level plot and large front and rear gardens extending to 0.18 acres approximately. There are lovely views at the front of the property. The main garden offers a good degree of privacy, a sunny east-facing aspect plus large, detached outbuilding – ideal for summer entertaining. There is superb private driveway providing parking for six to nine cars leading to a single garage. The property has been the subject of full, extensive renovation and reconfiguration throughout by the current owners. It is stylishly presented and benefits from under floor central heating powered by an air-sourced heat pump, cast iron log burning stove and quality powder coated aluminium double glazing. The spacious, flexible accommodation enjoys excellent levels of natural light from duals aspects and large windows. It comprises entrance hall leading in to open plan living area consisting of sitting room area, dining room area and kitchen / breakfast room boasting a light, multiple aspect. There is an inner hall area, three double bedrooms and a family shower room. There are superb countryside walks from the door – ideal as you do not need to put the children or the dogs in the car! The property is very near the beating heart of this pretty, exclusive Dorset village. The house is a very short drive to Sherborne town with its 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.



Council Tax Band: D



Paved path to front door, outside light, double glazed front door to

ENTRANCE HALL: 4'6 maximum x 4'2 maximum. Full height double glazed window to the front, timber effect flooring. Glazed door leads to the

MAIN OPEN-PLAN LIVING SPACE: 24'2 x 17'4 maximum. This fantastic open-plan contemporary living space enjoys excellent level of natural light from a dual aspect. It is split into three predominant areas,

Sitting room area - 17'5 maximum x 13' maximum. A beautifully presented main reception room with large feature powder coated aluminium double glazed window to the front boasting a westerly aspect, underfloor heating, timber effect flooring, contemporary log burning cast iron stove.

Kitchen dining room area - 17'4 maximum x 10'9 maximum. Powder coated aluminium double glazed bi-folding doors open onto the rear garden boasting an easterly aspect.

Kitchen area - An extensive range of recently replaced Shaker-style kitchen units comprising Minerva worksurfaces, decorative tiles surrounds, ceramic Belfast sink with mixer tap over, a range of drawers and cupboards under, integrated dishwasher, integrated washing machine, space and point for electric oven, stainless steel splashback, a range of matching wall mounted cupboard with under unit lighting, built in stainless steel microwave, fitted glazed display cabinet and wine racks, timber effect flooring, underfloor heating, powder coated aluminium double glazed window to the rear overlooking the rear garden.

Dining room area with breakfast bar, a further range of fitted panelled cupboards, integrated fridge and freezer.

Entrance leads to the

INNER HALL: 8' maximum x 2'7 maximum. Underfloor heating, timber effect flooring, underfloor heating. Double doors lead to large cupboard housing

pressurised sealed hot water cylinder and immersion heater, expansion tank, controls for underfloor heating, ceiling hatch to loft storage space, electric light connected. Doors lead off the inner hall to further rooms.

BEDROOM ONE: 13'10 maximum x 9'1 maximum. A generous double bedroom, powder coated aluminium double glazed window to the front overlooks the front garden, underfloor heating with timber effect flooring.

BEDROOM TWO: 12'3 maximum x 8'11 maximum. A second double bedroom, powder coated aluminium double glazed window to the rear overlooks the rear garden, underfloor heating, timber effect flooring.

BEDROOM THREE: 11' maximum x 7'10 maximum. A third double bedroom, powder coated aluminium double glazed window to the front overlooking the front garden, underfloor heating, timber effect flooring.

FAMILY SHOWER ROOM: 9'3 maximum x 4'8 maximum. A luxury white suite comprising fitted low level WC, ceramic wash basin on worksurface, mixer tap stand over, fitted cupboards under, walk in double sized glazed shower cubicle with wall mounted mains shower over, separate hand held shower attachment, powder coated aluminium double glazed window to the rear, inset ceiling lighting, extractor fan, tiled walls, underfloor heating, timber effect flooring, illuminated demister mirror with shaver point, heated towel rail.

OUTSIDE:

This property stands in a generous level plot and gardens extending to 0.18 acres. At the front of the property, a dropped curb gives vehicular access to the front driveway. The front driveway and garden give a depth of 53'10 from the country lane. A private driveway provides off road parking for 8-9 cars. The front garden is generous and laid to lawn boasting further parking if required. Paved pathway leads to the front door with outside light, driveway continues to the side of the property where there is space to store recycling containers and wheelie bins. Driveway leads to

GARAGE: 16' in depth x 8'5 in width. Metal up and over garage door, light and power connected, double glazed window to the rear.

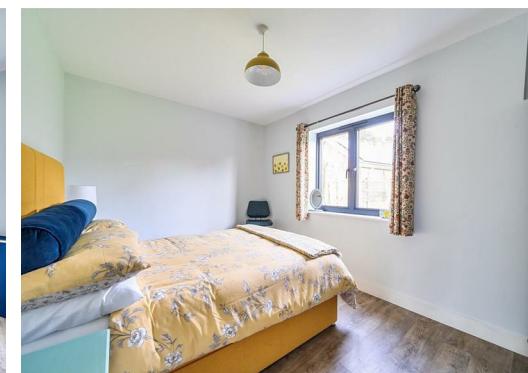
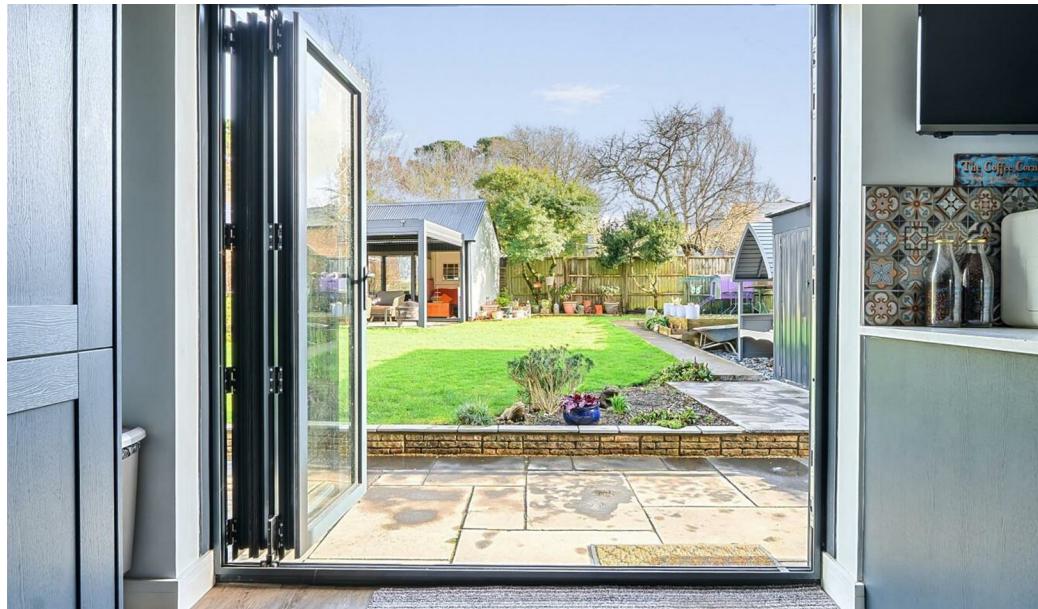
There is access to the rear garden on both sides of the property. On one side there is a paved area ideal for storage.

Entrance from the driveway leads to the

MAIN REAR GARDEN: 71' in depth maximum x 70' in width maximum. This level rear garden is beautifully presented and laid mainly to shaped lawn. There is a stone paved patio area with outside tap, a variety of well stocked flowerbeds and borders enjoying a selection of mature plants and shrubs, garden shed, paved patio area, vegetable garden.

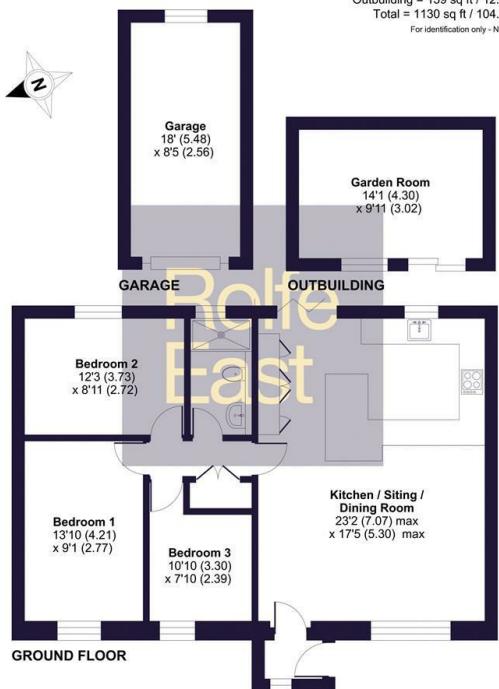
DETACHED OUTBUILDING: 14'3 maximum x 10'2 maximum. Light and power connected, timber effect laminate flooring, sliding double glazed patio doors, with attached undercover seating area and paved patio.





### Little Mead, Glanvilles Wootton, Sherborne, DT9

Approximate Area = 840 sq ft / 78 sq m  
 Garage = 151 sq ft / 14 sq m  
 Outbuilding = 139 sq ft / 12.9 sq m  
 Total = 1130 sq ft / 104.9 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). ©richcom 2026. Produced for Rolfe East Sherborne Ltd. REF: 1404572



## Directions

## Viewings

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

## Council Tax Band

D

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	