

Rolfe East



Bucklers Mead, Yetminster, DT9 6LA

Offers In Excess Of £500,000

- 4-5 BEDROOM DETACHED HOUSE IN EXCELLENT CUL-DE-SAC ADDRESS (1872 square feet).
- SIZEABLE LEVEL CORNER PLOT.
- MASTER DOUBLE BEDROOM WITH EN-SUITE BATHROOM.
- SHORT DRIVE TO SHERBORNE TOWN AND MAINLINE RAILWAY STATION TO LONDON.
- TOP DORSET VILLAGE LOCATION - WALKING DISTANCE TO VILLAGE AMENITIES.
- GROUND FLOOR OFFICE ROOM / OCCASIONAL GROUND FLOOR DOUBLE BEDROOM.
- 4-5 DOUBLE BEDROOMS IN TOTAL.
- ATTACHED DOUBLE GARAGE AND PRIVATE DRIVEWAY PARKING FOR 5 CARS.
- ELECTRIC RADIATOR CENTRAL HEATING (ECONOMY 7) AND uPVC DOUBLE GLAZING.
- SHORT WALK TO VILLAGE SHOP, PUB, CAFE, SCHOOL AND OTHER EXCELLENT AMENITIES.

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3 Bucklers Mead, Yetminster DT9 6LA

'3 Bucklers Mead' is a substantial, mature, detached, double-fronted house (1872 square feet) situated in a very popular residential cul-de-sac address in the popular, picturesque Dorset village of Yetminster. The property boasts a generous, level, enclosed rear garden enjoying a sunny easterly aspect and good privacy. The house is a short walk to the pretty village centre and excellent amenities. The property has tremendous scope for extension or reconfiguration, subject to the necessary planning permission. There is a private driveway providing ample off-road parking for five cars leading to an attached double garage with loft storage space above. It boasts uPVC double glazing and is heated by an electrically fired radiator central heating system plus cast iron log burning stove. The house boasts excellent levels of natural light from dual aspects. The current owners have improved the property and it is in excellent decorative order throughout. It comprises large entrance reception hall, sitting room leading into dining area, kitchen / breakfast room, snug / office / ground floor double bedroom, utility room and ground floor WC / cloakroom. On the first floor, there is a landing area, master double bedroom with en-suite bathroom, three further generous double bedrooms and family bathroom. There are superb countryside and village centre walks from nearby the front door – ideal as you do not need to put the dogs or the children in the car! Yetminster is an incredibly pretty and popular Dorset village enjoying a vibrant community. The properties in Yetminster are built almost entirely using an attractive natural stone. As well as the local store and a 16th century village pub, Yetminster possesses a variety of village amenities and services, including a GP surgery, a hairdressers, health centre, coffee shops, deli and a sports/social club with playing grounds and tennis courts.



Council Tax Band: F



The village has a railway station linking you to the coastal town of Weymouth to central Bristol Templemeads and Gloucester. This line connects you to the station at Castle Cary where you can pick up the train to London Paddington. It is only a very short drive to Sherborne town centre 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. 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.

Pathway leads to storm porch. Outside lighting, double glazed and panelled front door leads to

ENTRANCE RECEPTION HALL: 21'5 maximum x 12'11 maximum. A generous greeting area providing a warm heart to the home. Staircase rises from the entrance hall to the first floor. Moulded skirting boards and architraves, two radiators. Door leads to understairs storage cupboard space. Timber effect flooring. Double doors lead to hall cloaks cupboard space. Internal door leads to attached garage. Doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM: 22'4 maximum x 12'3 maximum. A beautifully presented main reception room enjoying a light dual aspect with uPVC double glazed bay window to the front, enjoying a westerly aspect, and double glazed sliding patio doors opening onto the rear garden, boasting an easterly aspect. Contemporary cast iron log burning stove, moulded skirting boards and architraves, two radiators, TV point, large entrance leads from the sitting room to the dining room, providing a full through-measurement of 22'10 maximum.

DINING ROOM: 10'6 maximum x 9'8 maximum. Able to accommodate large dining room table, uPVC double glazed window to the rear overlooks the rear garden, radiator, timber effect flooring, serving hatch to kitchen, moulded skirting boards and architraves, multi-pane glazed door leads back to the entrance reception hall.

KITCHEN BREAKFAST ROOM: 13'3 maximum x 10'4 maximum. An extensive range of painted panelled kitchen units comprising laminated work surface, decorative tiled surrounds, inset one-and-a-half sink bowl and drainer unit, mixer tap over, inset electric hob, a range of drawers and cupboards under, integrated dishwasher, fitted wine rack, built-in eye level electric oven and grill, a range of matching wall mounted cupboards, wall mounted cooker hood extractor fan, serving hatch to the dining room. This room enjoys a light dual aspect with uPVC double glazed windows to the side and rear, rear overlooks the main rear garden.

OFFICE / OCCASIONAL GROUND FLOOR BEDROOM: 10'8 maximum x 7'11 maximum. uPVC double glazed window to the rear overlooks the rear garden. Radiator, moulded skirting boards and architraves, timber effect flooring.

UTILITY ROOM: 9'7 maximum x 6'11 maximum. Fitted units comprising laminated work surface, tiled surrounds, inset stainless steel sink bowl and drainer unit, mixer tap over, drawers and cupboards under, space and plumbing for washing machine and tumble dryer, space for under counter freezer, space for upright fridge freezer, uPVC double glazed window to the side, double glazed door to the side, recess provides space for boiler.

GROUND FLOOR WC / CLOAKROOM: 7' maximum x 3'4 maximum. Fitted low level WC, pedestal wash basin, tiled splash back, radiator, timber effect flooring, uPVC double glazed window to the front.

Timber staircase rises from the entrance reception hall to the

FIRST FLOOR LANDING: 13'2 maximum x 3'4 maximum. uPVC double glazed stairwell window to the front. moulded skirting boards and architraves, ceiling hatch. Ceiling hatch and fitted loft ladder lead to part boarded loft space with electric light connected. Panel door from the landing leads to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelving. Doors lead off the landing to the first floor rooms.

MASTER BEDROOM: 13' maximum x 11'1 maximum. A generous double bedroom. uPVC double glazed window to the rear overlooks the rear garden and enjoys views to countryside beyond neighbouring properties. Radiator, moulded skirting boards and architraves. Mirrored doors lead to fitted wardrobe cupboard space. Panel door leads from the master bedroom to

EN-SUITE SHOWER ROOM: 6'8 maximum x 7' maximum. A period-style white suite comprising fitted low level WC, pedestal wash basin, Glazed corner shower cubicle with wall mounted main shower over, tiled walls, heated towel rail, uPVC double glazed window to the front, illuminated mirror with shaver point.

BEDROOM TWO: 12'5 maximum x 11'3 maximum. A generous second double bedroom. uPVC double glazed window to the rear, overlooks the rear garden, enjoying views to countryside beyond neighbouring properties, radiator, moulded skirting boards and architraves.

BEDROOM THREE: 12'5 maximum x 10'8 maximum. A generous third double bedroom, uPVC double glazed window to the front, radiator, moulded skirting boards

and architraves.

BEDROOM FOUR: 9'11 maximum x 7'9 maximum. A fourth double bedroom, uPVC double glazed window to the rear, overlooks the rear garden, radiator, moulded skirting boards and architraves.

FAMILY BATHROOM: 6'4 maximum x 6'4 maximum. A fitted suite comprising panel bath with mains shower tap arrangement over, low level WC, pedestal wash basin, tiled walls. uPVC double glazed window to the front, shaver light and point, radiator.

OUTSIDE: The property occupies a generous level corner plot. At the front of the property a dropped kerb gives vehicular access to a tarmacadam private driveway, providing off-road parking for four to five cars. Pathway leads to the front door, storm porch, outside light. Driveway leads to

ATTACHED DOUBLE GARAGE: 16'7 in width x 17'10 in depth. Two up-and-over garage doors, light and power connected, double glazed window to the side, personal door to the rear, ceiling hatch to loft storage space above.

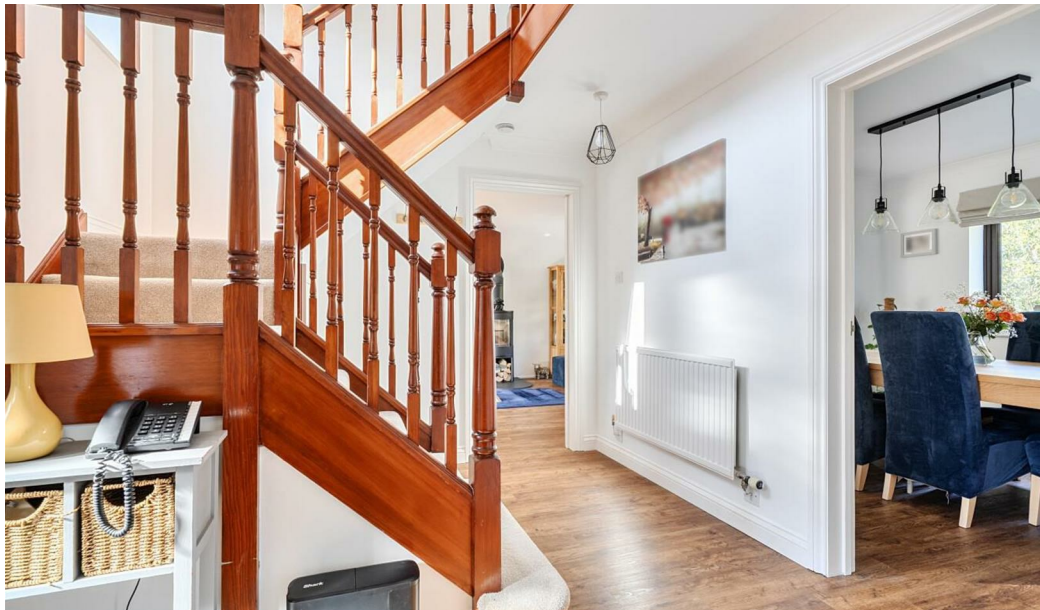
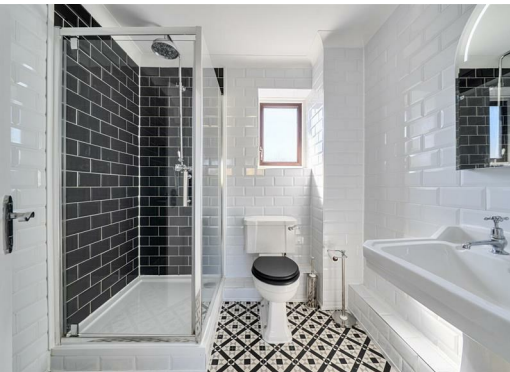
There is a portion of front garden laid to flowerbed and lawn. Timber side gate gives access to pathway leading to the rear of the property with outside tap and outside lighting.

The **MAIN GARDEN** is situated at the rear of the property and measures 46'5 maximum in depth x 55'7 in width. This generous rear garden is laid mainly to lawn and boasts a paved patio seating area and a timber patio seating area, both enjoying an easterly aspect. The rear garden is enclosed by brick walls and timber fencing. Outside security lighting. Timber summer house. A variety of well-stocked flower beds and borders, enjoying a selection of mature plants and shrubs. The garden is screened by mature trees.

ATTACHED POTTING SHED: 6'10 maximum x 5'7 maximum.

The rear garden can be accessed on both sides of the property. Timber garden gates at the side gives access to enclosed storage area.

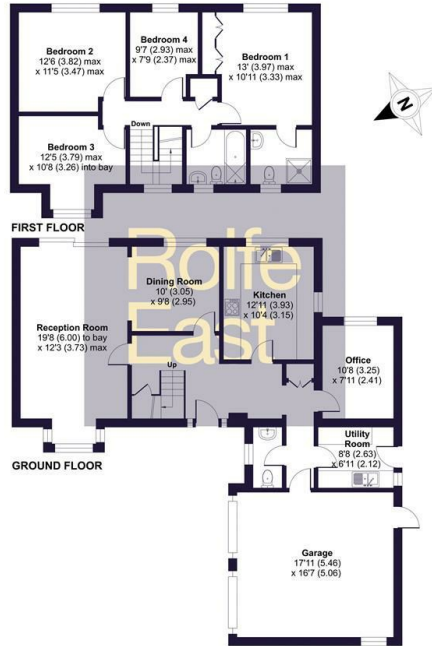




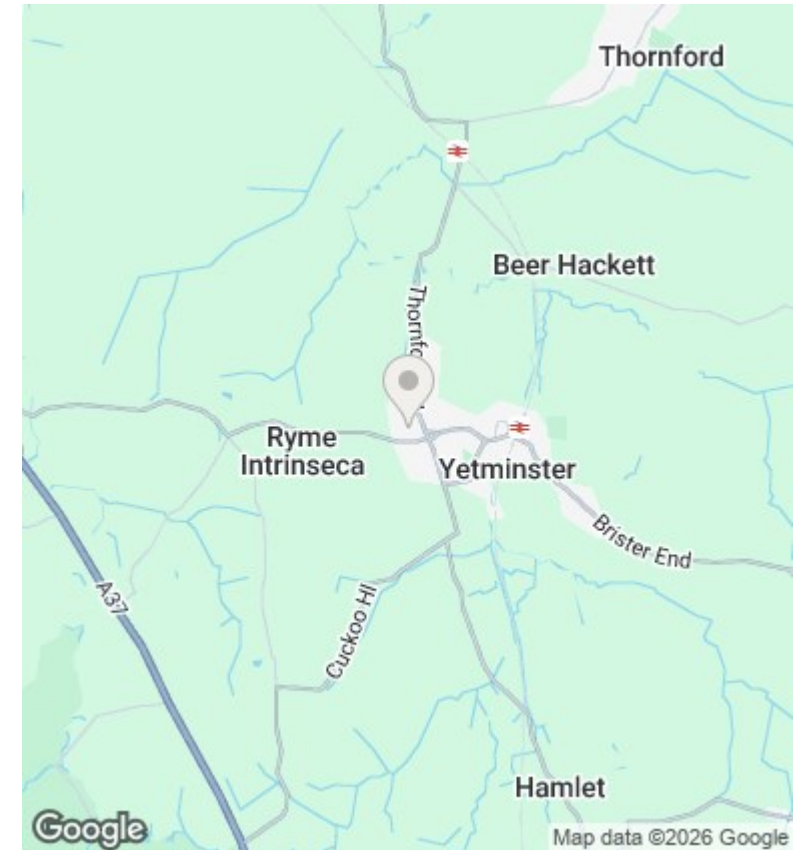
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Approximate Area = 1575 sq ft / 146.3 sq m
Garage = 297 sq ft / 27.5 sq m
Total = 1872 sq ft / 173.8 sq m

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: 1501625



Directions

Viewings

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

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC