

# Rolfe East



**Highmore Road, Sherborne, DT9 4BT**

Guide Price £699,950

- SUPERB LOCATION AT THE END OF A QUIET CUL-DE-SAC.
- SHORT WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON.
- LARGE GARDENS AND PLOT EXTENDING TO JUST UNDER A QUARTER OF AN ACRE.
- DECEPTIVELY SPACIOUS DETACHED CHALET-STYLE BUNGALOW IN DESIRABLE AREA.
- FLEXIBLE ACCOMMODATION EXTENDING TO 1994 SQUARE FEET.
- PRIVATE DRIVEWAY PARKING AND SINGLE GARAGE.
- STUNNING OPEN PLAN KITCHEN BREAKFAST ROOM WITH EXCELLENT NATURAL LIGHT.
- GROUND FLOOR MASTER BEDROOM + EN-SUITE SHOWER ROOM AND DRESSING ROOM.
- FIVE BEDROOMS - TWO CURRENTLY USED AS HOME OFFICES.
- uPVC DOUBLE GLAZING AND MAINS GAS FIRED RADIATOR CENTRAL HEATING.

# Camelot Highmore Road, Sherborne DT9 4BT

'Camelot' is a spacious (1994 square feet), detached, chalet-style bungalow situated in a 'tucked away', sought-after residential cul-de-sac address, a short walk to Sherborne town centre and mainline station to London Waterloo. This substantial home stands in a generous plot and gardens extending to just under a quarter of an acre (0.23 acres approximately) plus use of extra land. The rear garden is particularly lovely, enjoying excellent privacy, large sun terrace and a sunny south easterly aspect. The property offers scope for further extension, subject to the necessary planning permission. There is a private driveway providing off-road parking for one car (with potential for more), leading to a detached, single garage. The property has been extended and improved by the current owners and is in excellent decorative order throughout, benefitting from good levels of natural light from large full-width patio doors and a sunny southerly aspect at the rear. It benefits from uPVC double glazing and also from mains gas fired radiator central heating. The accommodation enjoys excellent levels of natural light and comprises entrance porch, entrance reception hall, sitting room, 'wow factor' open plan kitchen / dining room, large utility room and ground floor WC / cloakroom. There is a large ground floor master double bedroom with dressing room and en-suite shower room and two ground floor offices / ground floor bedrooms. On the first floor there is a landing area, two further double bedrooms and a first floor family bathroom. The property has countryside walks from nearby the front doors – ideal as you do not need to put the children or the dogs in the car! The historic town centre of Sherborne is a short walk away with its superb boutique high street with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's famous private schools. It is also a short walk to the mainline railway station to London Waterloo.



Council Tax Band: D



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.

Oak double glazed front door to entrance porch. Glazed and panelled door to

**ENTRANCE RECEPTION HALL:** 19'2 maximum x 11'8 maximum. A useful greeting area providing a heart to the home, excellent ceiling heights, moulded picture rail, two radiators, pine staircase rises to the first floor, uPVC double glazed window to the front. Panel door to under stairs cupboard space, timber effect flooring. Panel doors lead off the entrance reception hall to the main ground floor rooms.

**SITTING ROOM:** 21'9 maximum x 9'7 maximum. A beautifully presented, extended main reception room enjoying an excellent level of natural light and good ceiling heights, a light dual aspect with uPVC double glazed double French doors opening onto the rear patio, uPVC double glazed window to the rear overlooking the rear garden boasting a sunny south easterly aspect, double glazed Velux ceiling window to the rear, radiator, TV point, telephone point.

**OPEN-PLAN KITCHEN / DINING ROOM:** 24'9 maximum x 16' maximum. This superb open plan contemporary living space enjoys a light triple aspect, white finish aluminium double glazed sliding patio doors open onto the rear sun terrace overlooking the rear garden boasting a sunny south easterly aspect, uPVC double glazed windows to the front and side, this room is split into two main areas.

**Kitchen area:** A range of contemporary kitchen units comprising granite effect laminated worksurface, tiled surrounds, inset composite one and a half sink bowl and drainer unit with mixer tap over, range-style Leisure oven consisting of double oven and oven grill, five burner gas hob and warming plate, glass splashback, stainless steel cooker hood over, a range of cupboards under, integrated Bosch dishwasher, retractable larder cupboard, a range of matching wall mounted cupboards with under unit lighting, fitted pan drawers, under counter fridge and freezer, inset ceiling lighting, timber effect flooring, breakfast bar.

**Dining room area.** Two radiators. Glazed and panelled door lead from the kitchen area to the

**UTILITY ROOM:** 20'9 maximum x 7'3 maximum. A large utility room with uPVC double glazed windows to the front, side and rear, uPVC double glazed door to the rear, ceramic floor tiles, laminated worksurface, tiled surrounds, stainless steel sink bowl and drainer unit with mixer tap over, a range of drawers and cupboards under, space for under counter freezer, space and plumbing for washing machine and tumble dryer,

fitted shelved larder cupboard, radiator, glazed and panel door to the side.

Panel door from the entrance hall leads to

**CLOAKROOM / WC:** 6'4 maximum x 2'11 maximum. Fitted low level WC, wash basin over storage cupboard, radiator, painted panelling to dado height, uPVC double glazed window to the front.

Panel doors from the entrance hall lead to further ground floor rooms.

**GROUND FLOOR MASTER BEDROOM:** 22'6 maximum x 13'5 maximum. A generous double bedroom, excellent ceiling heights, moulded picture rail, radiator, an extensive range of fitted wardrobe cupboard space. Entrance leads to

**DRESSING ROOM:** 10' maximum x 7'9 maximum. uPVC double glazed double French doors open onto the rear patio, double glazed Velux ceiling window to the rear, radiator. Glazed and panel door from the master bedroom leads to

**EN-SUITE SHOWER ROOM:** 9'8 maximum x 6'5 maximum. A modern white suite comprising wash basin in worksurface with cupboards under, fitted low level WC, walk-in glazed double-sized shower cubicle with wall mounted mains shower over, tiled surrounds, ceramic floor tiles, chrome heated towel rail, extractor fan, double glazed Velux ceiling window to the rear.

**BEDROOM TWO:** 11'9 maximum x 10' maximum. uPVC double glazed window to the front, radiator.

**BEDROOM THREE / OFFICE:** 7'2 maximum x 8'3 maximum. uPVC double glazed window to the front, radiator.

Pine staircase rises from the entrance reception hall to the

**FIRST FLOOR LANDING:** 20'4 maximum x 7'2 maximum. Radiator, double glazed Velux ceiling window to the front, doors lead to eaves storage cupboard space. Two doors lead to walk in linen cupboards, slatted shelving, one housing pressurised hot water cylinder and immersion heater.

**BEDROOM FOUR:** 15'5 maximum x 12' maximum. Another generous double bedroom, uPVC double glazed window to the rear overlooks the rear garden boasting a sunny south eastern aspect, radiator, door to eaves storage cupboard space.

**BEDROOM FIVE:** 14'1 maximum x 12'1 maximum. A fifth generous double bedroom,

uPVC double glazed window to the rear overlooks the rear garden, radiator, door to eaves storage cupboard space.

**FIRST FLOOR FAMILY BATHROOM:** 8'5 maximum x 5'8 maximum. A modern white suite comprising low level WC, pedestal wash basin, p-shaped panel bath with glazed shower screen over, wall mounted mains shower over, chrome heated towel rail, double glazed Velux ceiling window to the side, chrome heated towel rail, extractor fan.

#### OUTSIDE:

This property stands in a substantial plot and feature gardens extending to just under a quarter of an acre (0.23 acres approximately).

At the front of the property a wrought iron gate gives access to a pathway leading to the front door. There is a substantial front garden giving a depth of 34'3 front the garden with a variety of well stocked flowerbeds and borders enjoying a selection of mature plants and shrubs, outside lighting.

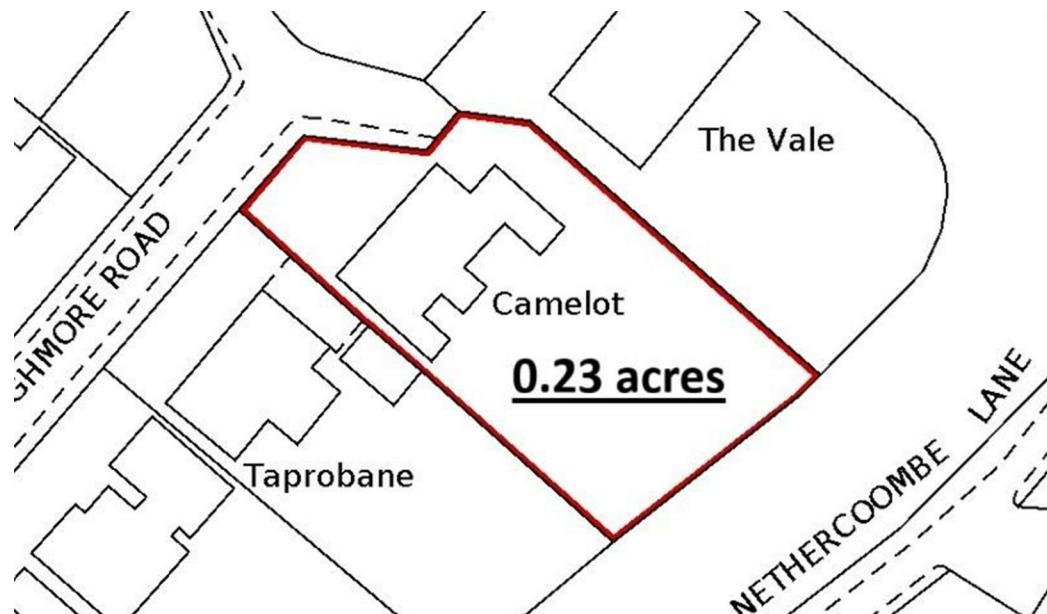
A dropped curb gives access from the cul-de-sac to a private driveway providing off road parking for 1 car, outside lighting, area to store recycling containers and wheelie bins, outside tap. Driveway leads to

**GARAGE:** 19'9 in depth x 10'9 in width. Up-and-over garage door, light and power connected, personal door to the side.

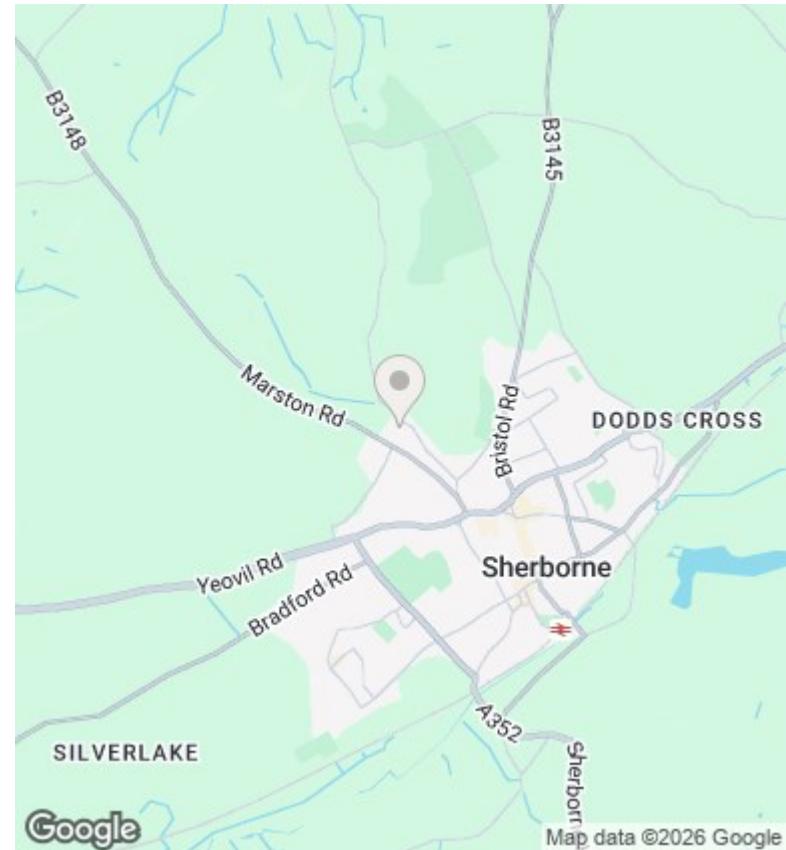
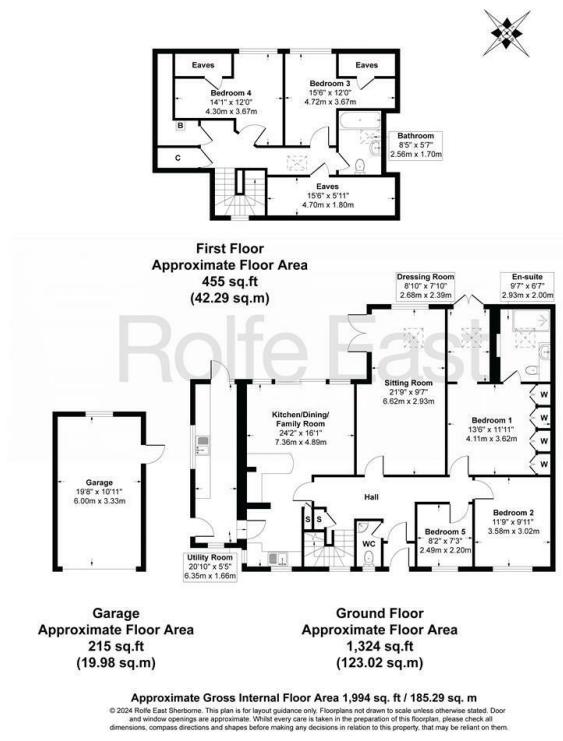
Timber gates on both sides of the property give access to pathways leading to the main rear garden. This fantastic rear garden is laid mainly to lawn and boasts a sunny south easterly aspect and a superb degree of privacy. There is a raised sun terrace providing quite the sun trap, rainwater harvesting butt. Steps and a gentle terrace lead down to a lawned area, further paved patio seating area, a variety of shaped flowerbeds and borders, rose gardens. The rear garden enjoys a selection of mature trees including mature apple trees. The lower half has been recently landscaped to create a herb garden. Detached timber summer house and timber shed. The rear garden is enclosed by mature hedges and timber panel fencing.

**PLEASE NOTE:** Timber gate at the bottom of the garden gives access to an extra piece of land laid to wild meadow that is leased on license from Dorset council to the owners of Camelot. See estate agent for more details.





Highmore Road, Sherborne, Dorset, DT9



## 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<br>(92 plus) | A       | 71                      |
| (81-91)  | B       | 78                      |
| (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 |