

# Rolfe East



## Longburton, Longburton, DT9 5NZ

Guide Price £699,950

- DETACHED THREE BEDROOM BUNGALOW WITH ATTACHED THREE BEDROOM ANNEX
- VIEWS ACROSS FIELDS AND COUNTRYSIDE!
- SHORT WALK TO PRETTY VILLAGE CENTRE AND POPULAR VILLAGE PUB.
- TWO FURTHER BATHROOMS, FOUR RECEPTION ROOMS.
- EXTENSIVE FLEXIBLE ACCOMMODATION (2617 square feet).
- ENCLOSED PRIVATE DRIVEWAY PARKING FOR 7 CARS OR MORE.
- SUPERB LEVELS OF NATURAL LIGHT VIA LARGE WINDOWS AND AN EAST-TO-WEST ASPECT.
- LEVEL PLOT OF JUST UNDER A THIRD OF AN ACRE (0.30 ACRES APPROXIMATELY).
- OIL-FIRED RADIATOR CENTRAL HEATING, uPVC DOUBLE GLAZING.
- COLLECTIVELY SIX BEDROOMS, TWO EN-SUITE BATHROOMS.

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# Bon Accord Longburton, Longburton DT9 5NZ

DETACHED BUNGALOW AND ANNEX WITH SIX BEDROOMS - IN OVER A QUARTER OF AN ACRE! 'Bon Accord' is a substantial (2617 square feet), extended, detached, three bedroom bungalow with large attached three bedroom annex, situated in a superb residential location in a level plot and gardens extending to just under a third of an acre (0.30 acres approximately). The property boasts generous, level gardens enjoying a good degree of privacy, backing on to fields and benefitting from a sunny easterly-to-west aspect. The bungalow comes with extensive, private, gated driveway parking at the front for seven cars or more. There is space to add a carport or garage, subject to the necessary planning permission. It is a short walk to nearby countryside, the pretty village centre and popular village pub. It is a very short drive to Sherborne town centre and the mainline railway station to London Waterloo. The property is beautifully presented and is heated via oil-fired radiator central heating and also benefits from uPVC double glazing. The accommodation is well arranged, boasting an excellent level of natural light from an east-to-west aspect and large windows. It comprises conservatory / entrance reception hall, sitting room, dining room, open-plan kitchen / breakfast room, undercover walkway / boot room, inner hall, master double bedroom with en-suite shower room, second double bedroom with en-suite shower room, third double bedroom / office and a family bathroom. The attached annex comprises entrance reception hall, sitting room with vaulted ceiling, kitchen / dining room, three double bedrooms and a Jack-and-Jill bathroom. The property has countryside walks from nearby the front door - ideal as you do not need to put the children or the dogs in the car!



Council Tax Band: E



It is a short drive to the stunning, historic town centre of Sherborne with its superb boutique high street boasting cafes, restaurants, Waitrose store and independent shops plus the breathtaking Abbey, Almshouses and Sherborne's world-famous schools. 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. It is also a short drive to the mainline railway station, making London Waterloo directly in just over two hours. The property is perfect for those mature couples or aspiring families looking for their perfect village home, buyers cashing out of the South East and London market or cash buyers looking for their perfect West Country home to settle in, potentially linked to the wonderful selection of local schools. It may also be of interest to the holiday letting or second home market. THIS RARE AND UNIQUE HOME MUST BE VIEWED INTERNALLY TO BE FULLY APPRECIATED.

uPVC double glazed front door leads to entrance hall.

ENTRANCE RECEPTION HALL: 21'10 maximum x 4'6 maximum. A useful greeting area, timber effect laminate flooring, radiator. uPVC double glazed door to the rear. uPVC double glazed door leads from the entrance hall to open plan kitchen/breakfast room.

KITCHEN BREAKFAST ROOM: 24' maximum x 13'1 maximum. A fantastic contemporary open plan room enjoying excellent natural light and a dual aspect with uPVC double glazed windows to the front. uPVC double glazed double French door opening onto the rear garden. Two double glazed feature skylight windows. An extensive range of contemporary kitchen units comprising granite effect laminated worksurface, tiled surrounds, inset stainless steel one and a half sink bowl and drainer unit, mixer tap over. Inset electric hob, a range of drawers, pan drawers and cupboards under, integrated Neff dishwasher. Cupboard houses Grant oil fired central heating boiler, fitted wine rack, oil fired Aga. A range of matching wall mounted cupboards, wall mounted stainless steel cooker hood extractor fan. Built-in stainless-steel Neff eye level electric oven and grill, island unit with breakfast bar with storage cupboards and pan cupboards under. Integrated fridge and freezer, oak effect laminated floor, further laminated worksurface with space and plumbing for washing machine and tumble dryer under, radiator. Panel door from the kitchen/breakfast room leads to the inner hall.

INNER HALL: 15'1 maximum x 6'8 maximum. Internal window to the kitchen/ breakfast room, radiator. Panel door leads to airing cupboard housing Lagged hot water cylinder and emersion heater. Further panel door leads to large, shelved storage cupboard with light and power connected. Panel doors lead off to further reception rooms.

SITTING ROOM: 17'9 maximum x 15'4 maximum. A beautifully proportioned main reception room, large uPVC double glazed window to the side enjoying a sunny south easterly aspect. Fireplace with tiled surrounds and hearth, two radiators, TV point. Door from the sitting room leads to the conservatory.

CONSERVATORY: 15'2 maximum x 10'3 maximum. uPVC double glazed windows to the front and side enjoying a sunny southerly aspect, light and power connected, uPVC double glazed door to the front. uPVC double glazed double French doors lead from the conservatory to the

dining room.

DINING ROOM: 13'10 maximum x 11' maximum. uPVC double glazed window to the front, radiator, tiled fireplace and hearth. Panel door leads back from the dining room to the inner hall. Panel door from the inner hall leads to further inner hall: 26'7 maximum x 5'7 maximum. Radiator, uPVC double glazed double door to the rear, ceiling hatch and ladder leads to large loft storage area.

Panel doors lead off the inner hall to the bedrooms.

MASTER BEDROOM: 21'8 maximum x 10' maximum. A generous double bedroom, uPVC double glazed window to the side, uPVC double glazed door to the side, radiator. Double doors lead to fitted wardrobe cupboard space, TV point. Further panel door leads to large walk-in wardrobe cupboard space, electric light connected. Panel door leads to EN-SUITE SHOWER ROOM: 6'4 maximum x 3'7 maximum. A white suite comprising low level WC, wall mounted wash basin, glazed shower cubicle with wall mounted mains shower over, tiled surrounds, tiled floor, radiator, extractor fan.

BEDROOM TWO: 13'6 maximum x 10'3 maximum. A second generous double bedroom, uPVC double glazed window to the rear, radiator, tv point. Double doors lead to fitted wardrobe cupboard space. Panel door leads to EN-SUITE SHOWER ROOM: 10'2 maximum x 3'7 maximum. A modern white suite comprising low level WC, wash basin over cupboard, glazed shower cubicle with wall mounted mains shower over, tiled walls and floor, radiator. uPVC double glazed window to the side, extractor fan.

BEDROOM THREE/ OFFICE: 18'1 maximum x 9'2 maximum. A third generous double bedroom, uPVC double glazed door and window to the side, radiator, telephone point.

FAMILY BATHROOM: 9'3 maximum x 6'1 maximum. A modern white suite comprising low level WC, pedestal wash basin, panel jacuzzi bath with mains shower tap arrangement over. uPVC double glazed window to the rear, tiled walls and floor, radiator, chrome heated towel rail.

SUBSTANTIAL ATTACHED ANNEX: uPVC double glazed front door leads to ENTRANCE RECEPTION HALL: 20'7 maximum x 6'2 maximum. A useful greeting area providing a heart to the home, timber effect laminate flooring, double glazed Velux ceiling window, uPVC double glazed window to the front, telephone point. Panel doors lead off to the main rooms.

SITTING ROOM: 14' maximum x 12'9 maximum. Enjoying excellent levels of natural light dual aspect with uPVC double glazed window to the rear overlooking fields and large uPVC double glazed window to the front. Vaulted ceiling with four double glazed Velux ceiling windows, TV point.

KITCHEN BREAKFAST ROOM: 13' maximum x 8'9 maximum. A range of modern kitchen units comprising laminated worksurface, inset stainless steel one and a half sink bowl and drainer unit, mixer tap over. Inset Bosch electric induction hob with stainless steel Bosch electric oven under. A range of drawers and cupboards under, floor standing Worcester Bosch oil fired central

heating boiler. Integrated fridge/freezer, a range of matching wall mounted cupboards, wall mounted stainless steel cooker hood extractor fan. uPVC double glazed window to the rear overlooking countryside and fields, double glazed Velux ceiling window to the rear, timber effect laminate flooring, vaulted ceiling, TV point.

**BEDROOM ONE:** 12'6 maximum x 10'11 maximum. A generous double bedroom enjoying a light dual aspect with uPVC double glazed bi-folding doors opening onto the rear garden, uPVC double glazed window to the rear enjoying views across fields, double glazed Velux ceiling window, timber effect laminate flooring, fitted wardrobes. Panel door leads to

**EN-SUITE JACK AND JILL SHOWER ROOM:** 6'5 maximum x 8'9 maximum. A modern white suite comprising low level WC, pedestal wash basin, glazed shower cubicle, wall mounted mains shower cubicle. uPVC double glazed window to the rear, space and plumbing for washing machine, extractor fan. Panel door leads back to the entrance reception hall.

Panel door from the sitting room leads to inner hall, ceiling hatch to loft storage space. Further panel doors lead to further bedrooms.

**BEDROOM TWO:** 10'10 maximum x 10'10 maximum. A second double bedroom, uPVC double glazed window to the front, TV point.

**BEDROOM THREE:** 8'5 maximum x 8'10 maximum. A third double bedroom, TV point, uPVC double glazed window to the rear overlooking fields.

#### OUTSIDE:

This substantial property stands in a level plot with garden extending to just under a third of an acre (0.30 acres approximately).

Large timber double gates give vehicle access to an enclosed private driveway providing off road parking for seven cars and more with the capacity to store motorhome or trailer. Outside lighting. Further garden area to the side of the property with raised timber bordered flowerbeds, mature fruit trees. Area to store recycling containers and wheelie bins.

Timber garden gate at the side of the property leads to further side area where there is a timber garden shed, rainwater harvesting butt, outside lighting, outside panel point, further flowerbeds and borders. Decorative trellis archway leads to the main rear garden, large vegetable garden and vegetable plot.

**TIMBER GARDEN SHED:** 11'11 maximum x 10'2 maximum with further attached undercover storage. Windows to the side.

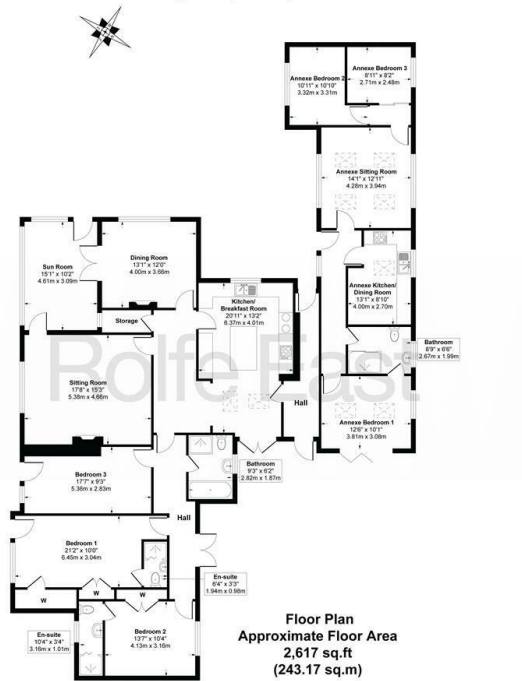
**FURTHER ATTACHED STORE:** 17'6 maximum x 7'3 maximum.

Extended garden. Outside tap. The main garden is laid to level lawn and enclosed by timber fencing and mature hedges. It backs onto fields. There are a variety of well stocked flowerbeds and borders, enjoying a selection of mature plants and shrubs. Paved patio seating area with outside lighting and outside tap. Further raised timber decked patio seating area with timber pergola overlooking fields.



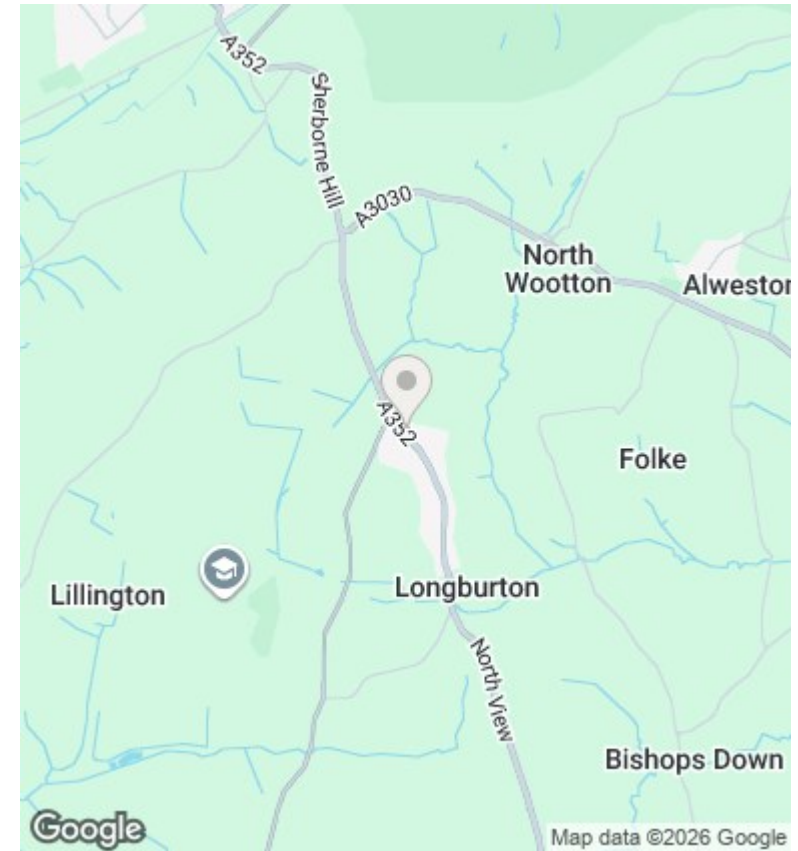


Longburton, Dorset, DT9



Approximate Gross Internal Floor Area 2,617 sq. ft / 243.17 sq. m

© 2024 Rolfe East Sherborne. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. While every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.



## Directions

## Viewings

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

## Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	57	67
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	