

# Rolfe East



## East Mill Lane, Sherborne, DT9 3DP

Offers In Excess Of £699,950

- SUBSTANTIAL (1809 SQUARE FEET) LINKED-DETACHED BUNGALOW - VACANT.
- LARGE GARAGE AND DRIVEWAY PARKING FOR FOUR TO FIVE CARS.
- EXCELLENT FLOW OF NATURAL LIGHT FROM SOUTHERLY AND EASTERLY ASPECTS.
- SHORT WALK TO NEARBY COUNTRYSIDE, SHERBORNE CASTLES AND DOG WALKS.
- SUPERB 'HIDDEN AWAY' LOCATION ON NO-THROUGH LANE.
- SHORT LEVEL WALK TO TOWN CENTRE AND MAINLINE RAILWAY STATION TO LONDON.
- CONTEMPORARY OPEN-PLAN LIVING SPACE WITH TWO RECEPTION ROOMS.
- LEVEL PLOT AND EXQUISITE STONE WALLED GARDENS EXTEND TO A FIFTH OF AN ACRE.
- UPVC DOUBLE GLAZING AND GAS-FIRED WET UNDERFLOOR HEATING.
- THREE GENEROUS DOUBLE BEDROOMS - MASTER BEDROOM WITH EN-SUITE WET ROOM.

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# Little Orchard East Mill Lane, Sherborne DT9 3DP

VACANT - NO FURTHER CHAIN. 'Little Orchard' is a substantial (1809 square feet), link-detached, single storey residence situated in a sublime, 'tucked away' location, a short, level walk to the historic town centre of Sherborne and the mainline railway station to London Waterloo. The property stands in a substantial, level plot and exquisite natural stone walled gardens extending to a fifth of an acre (0.20 acres approximately) boasting sunny southerly and easterly aspects. There is ample private driveway parking for four cars or more leading to a larger-than-average single garage. The property is heated by mains gas fired wet under floor heating and benefits from uPVC double glazing. With an excellent flow of natural light and a calming vibe, this home must be viewed to be appreciated. The well-arranged, flexible accommodation is on one, ground floor level and is a contemporary, open-plan living space. It comprises entrance reception hall, sitting room with double doors leading in to a dining room, 'wow-factor' open-plan kitchen / family room, large utility room, cloakroom / WC, undercover side lobby, inner hall, master double bedroom with en-suite wet room, two further double bedrooms and a family bathroom. The property is very near the beating heart of this pretty Dorset town. It is a very short walk to the historic town centre of Sherborne with its superb boutique high street on the doorstep with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. It is also a short walk to the mainline railway station to London Waterloo. Sherborne has 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 superb restaurant.



Council Tax Band: F



Paved pathway to storm porch. uPVC double glazed front door leads to

**ENTRANCE RECEPTION HALL:** 13'2 maximum x 21'9 maximum. A generous greeting area providing a heart to the home, radiator, moulded dado rail, uPVC double glazed window to the front, ceiling hatch and ladder to loft space. Oak internal doors lead off the entrance hall to the main rooms.

**SITTING ROOM:** 15'3 maximum x 15'4 maximum. A generous living area with uPVC double glazed window to the side, double glazed sliding patio door to the front enjoying a sunny south easterly aspect, oak door leads back to the entrance hall, period style carved pine fire surround and marble hearth, tv point. Oak doors lead to

**DINING ROOM:** 18'7 maximum x 10'3 maximum. uPVC double glazed window to the side, underfloor heating, telephone point. Large entrance leads to the open plan kitchen breakfast room area providing a full through measurement of 21'10 maximum.

**KITCHEN BREAKFAST ROOM:** 25' maximum x 11'5 maximum. An extensive range of panelled kitchen units comprising solid butchers block worksurface with decorative surrounds, inset stainless sink bowl and drainer unit with mixer tap over, inset LPG stainless steel four burner gas hob, a range of drawers, pan drawers and cupboards under, space and plumbing for dishwasher, corner carousel unit, large corner carousel cupboard, inset stainless steel eye level Neff electric oven and grill, a range of matching wall mounted cupboards and glazed display cabinets, under unit lighting, stainless steel cooker hood extractor fan, large feature ceiling window, oak flooring, under floor heating, excellent ceiling heights. This room enjoys a light triple aspect, uPVC double glazed windows to the rear, double glazed bi-folding door opens onto the patio at the side of the property enjoying an easterly aspect in the morning sun. Sliding oak doors lead to the sitting room area. Oak door from the kitchen area leads to the

**UTILITY ROOM:** 11'5 maximum x 11'3 maximum. Laminated worksurface, tiled surrounds, inset stainless steel sink bowl and drainer unit with mixer tap over, fitted cupboards under, space and plumbing for washing machine and tumble dryer, oak floor, wall mounted Worchester Bosch gas fired boiler. Oak door leads to

**CLOAKROOM / WC:** 5'5 maximum x 3'9 maximum. A modern suite comprising low level WC, pedestal wash basin, tiled splash back, uPVC double glazed window to the

rear, extractor fan, oak flooring.

Double glazed door from the utility room area leads to the

**SIDE LOBBY / BOOT ROOM:** 18'9 maximum x 5'6 maximum. Floor paving, electric light connected, glazed door to the rear, double glazed door to the front, internal door to attached garage.

Oak doors lead off the entrance hall to further rooms.

**MASTER BEDROOM:** 12'6 maximum x 12'10 maximum. A generous double bedroom, uPVC double glazed window to the side enjoying pleasant outlooks across the main walled garden, extensive fitted wardrobe cupboard space, TV point. Oak door leads to

**EN-SUITE SHOWER ROOM:** 6'6 maximum x 9' maximum. A white suite comprising low level WC, his-and-hers inset wash basins in worksurface with cupboards under, walk-in double sized accessible shower cubicle with floor drain and fitted mains shower over, tiled walls, two wall mounted shaver lights and points, chrome heated towel rail and extractor fan.

**BEDROOM TWO:** 12'9 maximum x 11'11 maximum. A second generous double bedroom enjoying a light dual aspect with uPVC double glazed window to the front boasting a sunny south easterly aspect, uPVC double glazed window to the side enjoying views across the walled garden, radiator, two fitted wardrobes.

**BEDROOM THREE:** 12'3 maximum x 9'5 maximum. A third double bedroom, uPVC double glazed window to the front enjoying a sunny south easterly aspect, radiator, telephone point, fitted wardrobe with TV point.

**FAMILY BATHROOM:** 6'7 maximum x 9'5 maximum. A modern white suite comprising low level WC, pedestal wash basin, panel bath, tiling to splash prone areas, chrome heated rail, glazed corner shower cubicle with wall mounted mains shower over, extractor fan, shaver light and point.

**OUTSIDE:**

Shared driveway access leads from East Mill Lane. Entrance to private driveway providing off road parking for 4-5 cars, outside security lighting, area to store recycling

containers and wheelie bins. Driveway leads to

**ATTACHED GARAGE:** 18'7 in depth x 10'3 in width. Automatic roller garage door, light and power connected, double glazed internal door leads to the side lobby/boot room.

#### **GARDENS:**

This fantastic single storey property stands in a level plot extending to a fifth of an acre (0.20 acres approximately). Most of the gardens are enclosed by period natural stone high walls. The front garden is laid to lawn and boasts a sunny south easterly aspect. There is a raised paved patio seating area enjoying a good degree of privacy, outside security lighting.

Paved pathway leads to storm porch and the front door, outside light. The front garden boasts a variety of well stocked flowerbeds and borders including some mature shaped hedges and plants.

The **MAIN GARDEN** is situated at the side of the property. It measures approximately 78' in depth x 40' in width approximately. The main garden boasts sunny southerly and easterly aspects. It is level and laid to lawn enclosed by charming natural stone walls, a variety of well stocked flowerbeds and borders, inset fishpond, feature brick alcove, composter, various patio seating areas with outside lighting enjoying an excellent degree of privacy. Paved pathway leads to a storage area at the rear of the property with outside lighting, outside power point, outside tap. Glazed door gives access to the side lobby/boot room.



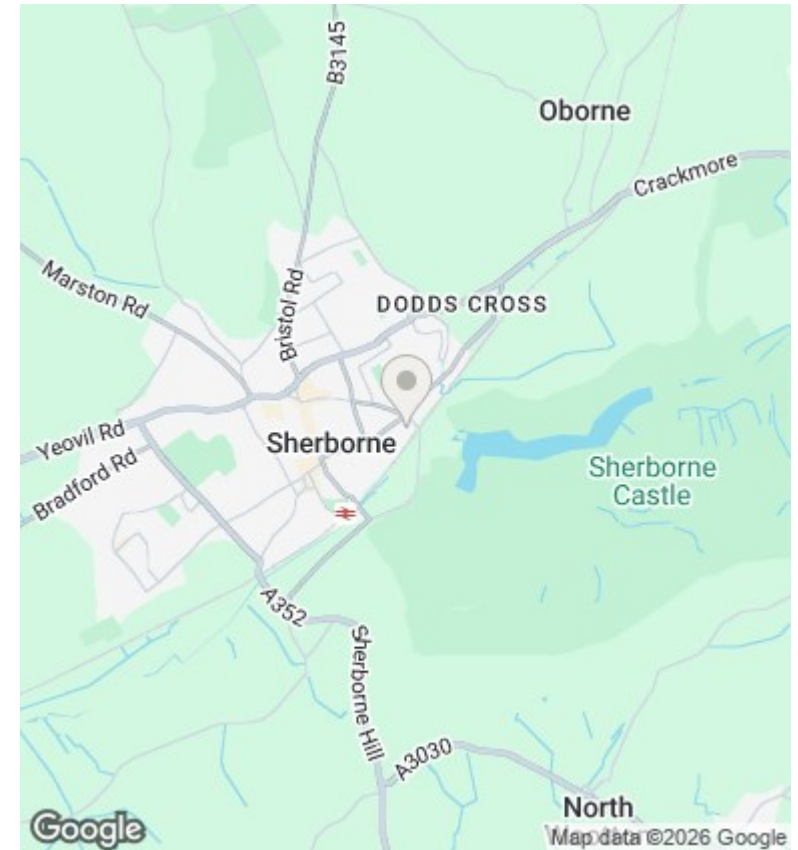


**Little Orchard, East Mill Lane, Sherborne, DT9**

Approximate Area = 1613 sq ft / 149.8 sq m (excludes lean to)  
 Garage = 196 sq ft / 18.2 sq m  
 Total = 1809 sq ft / 168 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: 1466004



**Directions**

**Viewings**

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

**Council Tax Band**

F

| 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>                                   |           | <b>64</b>               |
| (39-54) <b>E</b>                                   | <b>50</b> |                         |
| (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 |