Rolfe East







Holton Street, Holton, BA9 8AN

Guide Price £650,000

- PRECEDENT-SETTING EXTENDED AND REFURBISHED SEMI-DETACHED HOUSE (2151 sq ft).
- LARGE PLOT AND LANDSCAPED GARDENS.
- PERIOD-STYLE DOUBLE GLAZING, OIL FIRED CENTRAL HEATING AND LOG BURNER.
- SHORT DRIVE TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON.
- ECLECTIC BLEND OF NATURAL STONE PERIOD CHARACTER AND OPEN-PLAN LIVING.
- PRIVATE DRIVEWAY PROVIDING OFF ROAD PARKING FOR FIVE CARS.
- SHORT WALK TO COUNTRYSIDE AND POPULAR VILLAGE PUB.
- STUNNING INTERIOR DESIGN WITH BESPOKE PORTLAND STONE STAIRCASE.
- THREE DOUBLE BEDROOMS ALL WITH LUXURY EN-SUITE BATHROOMS.
- EXCELLENT VILLAGE LOCATION IN PRETTY CONSERVATION AREA.

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Village between Bruton and Sherborne Holton Street, Holton BA9 8AN

A precedent-setting, period, natural stone, semi-detached cottage (2151 square feet) that has been the subject of significant extension and transformation resulting in an impressive, stylish property! Elegant character features include excellent ceiling heights, exposed beams and internal natural stone elevations. The current owners have completed a full, tasteful, sympathetic renovation on the property throughout. The house stands in a pretty conservation area in a delightful hillside plot and exquisite landscaped gardens. There is private driveway parking for up to five cars with space to erect a carport or garage (subject to the necessary planning permission). The property enjoys a light aspect and a good flow of natural light from dual and triple aspects and large windows. It comprises large entrance reception hall, generous sitting room with cast iron log burning stove, 'wow-factor' open plan kitchen / dining room with pantry and substantial utility room and downstairs WC / Cloakroom. On the first floor is a very large landing area, three generous double bedrooms, all with either en-suite shower rooms or bathrooms. The master bedroom benefits from a walk-in wardrobe and dressing area. The house boasts stylish replacement powder coated aluminium double glazing on the rear and bespoke period-style double glazing on the front. The house is heated by oil fired wet under floor central heating and a cast iron log burning stove. There are lovely country lane walks from the front door and is a short walk to the popular village pub. The historic, picturesque town centre of Sherborne is a short drive away, hosting a bustling out-and-about high street with many top coffee shops, boutique stores, delicatessens, pubs and Waitrose store as well as the world-famous Sherborne schools, Abbey building and mainline railway station making London Waterloo directly in just over two hours.

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Council Tax Band: B





Steps rise to the front door, outside light, period style panelled and double glazed front door leads to

ENTRANCE RECEPTION HALL: 19'2 maximum x 12'5 maximum. An impressive greeting area providing a heart to the home. Two period-style double glazed windows to the front, solid oak floors, moulded skirting boards and architraves. Portland stone bespoke staircase rises to the first floor. Door leads to understairs storage cupboard space. Double oak doors lead to large hall cupboard space with underfloor heating controls. Doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM: 18'2 maximum x 20'7 maximum. A beautifully presented main reception room enjoying a wealth of cottage character including exposed heavy timber beam, feature fireplace recess with cast iron log burning stove, granite hearth. This room enjoys a light dual aspect with three period-style double glazed windows to the side, period-style double glazed window to the front, solid oak floors, moulded skirting boards and architraves. Glazed Crittall double doors lead from the entrance reception hall through to the open-plan kitchen family room. When open providing a full through-measurement of 29'10 maximum.

OPEN-PLAN KITCHEN FAMILY ROOM: 17'3 maximum x 28'4 maximum. A simply fantastic open-plan contemporary living space enjoying a light dual aspect with large double glazed sliding patio doors to the rear. Feature full height double glazed windows to the side, feature ceiling light window and three double glazed windows to the rear overlooking the rear garden. An extensive range of bespoke period-style panelled solid timber painted kitchen units comprising solid quartz work surfaces and surrounds, inset ceramic double Belfast sink with mixer tap over, a range of drawers and cupboards under, space and plumbing for dishwasher, fitted pan drawers, large range-style Rangemaster electric oven with five burner electric induction hob with double oven grill and pan drawer, quartz splashback, fitted drinks cooler, integrated fridge, fitted wall mounted cupboards, large island unit with quartz work surface breakfast bar, a range of fitted cupboards and drawers under. Fitted under counter freezer, bin and recycling containers. Feature shelved alcove, solid oak floors, moulded skirting boards and architraves, inset ceiling lighting. Dining area provides space for large dining room table. Oak door leads to walk-in pantry, double glazed window to the rear, fitted shelving. Oak floor, light and power connected. Oak door from the kitchen area leads to the

UTILITY ROOM: 10'8 maximum x 9'4 maximum. A generous utility room with period-style double glazed and panelled stable door to the rear. Oak floors, moulded skirting boards and architraves. Quartz work surface and surrounds. Mixer tap over ceramic Belfast sink, drawers and cupboards under. Space and plumbing for washing machine and tumble dryer. Double glazed window to the side.

Oak door from the entrance hall leads to

CLOAKROOM / WC: 6'9 maximum x 4'5 maximum. Fitted low level WC, quartz wall mounted wash basin with mixer tap over, double glazed window to the side, extractor fan, stone tile floors.

Feature bespoke Portland stone handmade staircase rises from the entrance reception hall to the first floor landing, double glazed stairwell window to the side.

FIRST FLOOR LANDING: 14' maximum x 9'1 maximum. A generous landing area. Two period-style double glazed windows to the front enjoying countryside views. Solid oak floors, moulded skirting boards and architraves, wrought iron balustrades, period-style radiator. Oak door leads to linen cupboard with slatted shelving. Oak doors lead off the landing to the first floor rooms.

MASTER SUITE: The master suite consists of double bedroom: 11'10 maximum x 16' maximum. A generous double bedroom enjoying a light dual aspect with period-style double glazed windows to both sides. Excellent ceiling heights, exposed timber beam, two period style radiators, solid oak floors, moulded skirting boards and architraves. Entrance leads to

DRESSING ROOM AREA AND WALK-IN WARDROBE: 8'7 maximum x 12'3 maximum. Solid oak floors, two period-style radiators, light and power connected, ceiling hatch to loft space, entrance leads to

EN-SUITE SHOWER ROOM: 7'10 maximum x 7'1 maximum. A fitted white suite comprising fitted low level WC, stone circular wash basin on timber washstand with cupboard under, mixer tap over, painted panel surround, large glazed shower cubicle with wall mounted mains shower over, tiling to splash prone areas, stone tiled floor, double glazed window to the rear, shelved alcove, extractor fan.

BEDROOM TWO: 19'2 x 12'11 maximum. A second impressive double bedroom. excellent ceiling heights, a light dual aspect with period-style double glazed windows to the rear and side, solid oak floors, moulded skirting boards and architraves, period-style radiator, entrance leads to

DRESSING ROOM AREA AND WALK-IN WARDROBE: Solid oak floors, oak door leads to

EN-SUITE SHOWER ROOM: 8' maximum x 5' maximum. A white suite comprising fitted low level WC, stone circular wash basin on timber washstand, mixer tap over, timber shelves under, stone tile floors, period-style radiator, double glazed window to

the side, walk-in shower cubicle with wall mounted mains shower, extractor fan.

BEDROOM THREE: 18'10 maximum x 10'10 maximum. A third generous double bedroom, two period-style double glazed windows overlook the rear garden, solid oak floors, moulded skirting boards and architraves, two period-style radiators. Oak door leads to

EN-SUITE BATHROOM: 9'4 maximum x 4'11 maximum. A white suite comprising fitted low level WC, freestanding bath with mains shower tap arrangement over, Stone wash basin on period-style pine washstand with cupboard under, mixer tap over, stone floor tiles, period-style radiator, period-style double glazed window to the rear, moulded skirting boards and architraves, extractor fan, exposed natural stone elevation.

OUTSIDE: At the front of the property, a dropped kerb and driveway entrance leads to a private driveway providing off-road parking for approximately five cars. Pathway leads to the front door with outside light. A variety of flower beds and borders. Oak side gate leads to the side of the property where there is an area laid to stone chippings. Large timber storage shed, area to store recycling containers and wheelie bins. Outside power point. Timber log store. Raised flower beds and borders, outside light. Side area leads to the main rear garden. The main rear garden has been fully landscaped and beautifully terraced. Stone paved patio seating area, outside tap, a variety of flowerbeds and borders. Stone steps rise to the main lawned area, a beautiful garden enjoying raised stone patio area offering a good degree of privacy. The rear garden is enclosed by timber panel fencing and natural stone walls. It boasts a variety of mature trees and shrubs, a selection of shaped flowerbeds and borders enjoying a variety of mature plants. Side pathway from the rear of the property leads to the side of the house where there is another portion of picturesque garden measuring 19'2 maximum x 22'4 maximum. Mature trees, stone steps. This property occupies a generous plot and gardens.









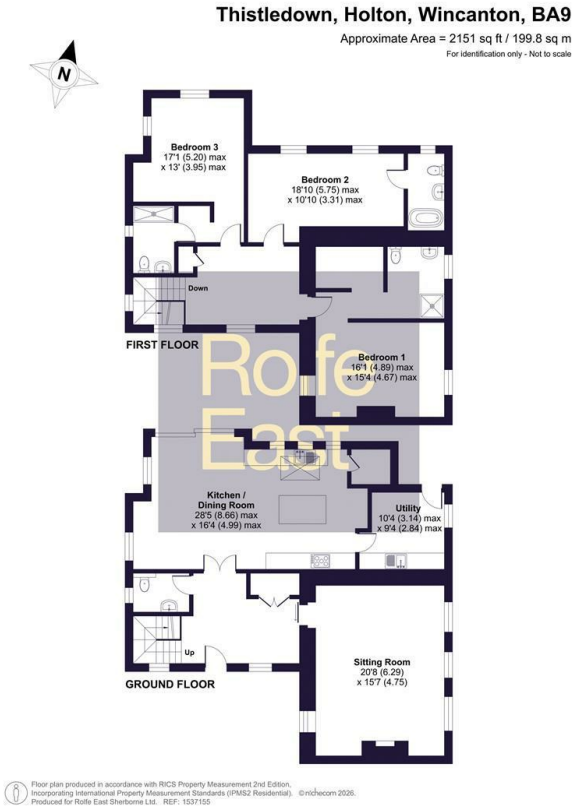


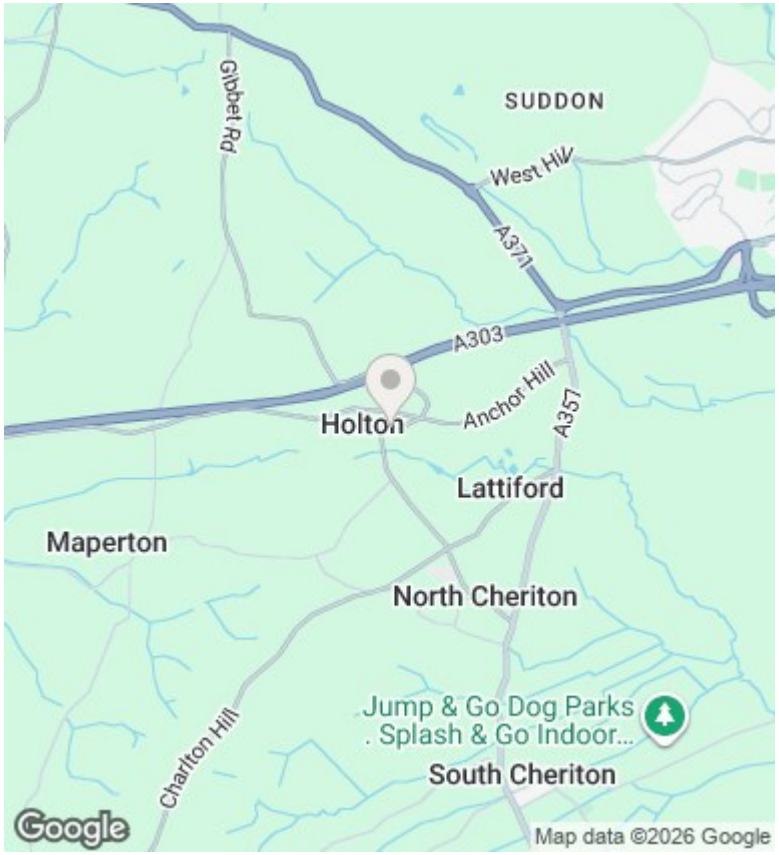












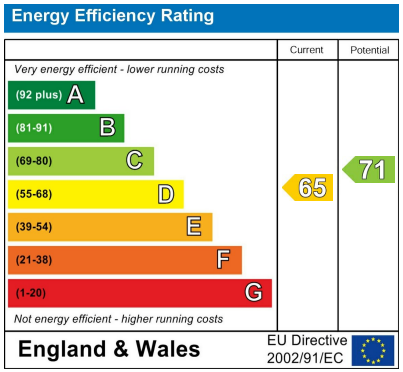
Directions

Viewings

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

Council Tax Band

B



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