

# Rolfe East



## Ambrose Close, Bradford Abbas, DT9 6RL

Offers In Excess Of £325,000

- SPACIOUS DETACHED CHALET BUNGALOW (1470 SQUARE FEET).
- LEVEL SOUTH FACING REAR GARDEN ENJOYING GOOD PRIVACY.
- TWO LARGE DOUBLE BEDROOMS - ONE GROUND FLOOR AND ONE FIRST FLOOR.
- SHORT DRIVE TO SHERBORNE TOWN AND MAINLINE RAILWAY TO LONDON WATERLOO.
- DETACHED TANDEM DOUBLE GARAGE / WORKSHOP.
- OIL FIRED CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- POTENTIAL TO EXTEND, SUBJECT TO THE NECESSARY PLANNING PERMISSION.
- PRIVATE DRIVEWAY PARKING FOR FOUR CARS WITH POTENTIAL FOR MORE.
- SITTING ROOM, DINING ROOM AND CONSERVATORY.
- SHORT WALK TO PRETTY VILLAGE CENTRE, POPULAR PUB, SCHOOL AND MORE.

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# 7 Ambrose Close, Bradford Abbas DT9 6RL

WITH TANDEM DOUBLE GARAGE! NO FURTHER CHAIN. '7 Ambrose Close' is a mature, detached bungalow (1470 square feet) standing in generous, level plot with a south-facing rear garden. The property is situated in a very popular, cul-de-sac residential address a short walk to the village centre and pub. There is a large, tandem double garage / workshop and private driveway parking for four cars with scope for more. It is heated by an oil-fired radiator central heating system and also benefits from uPVC double glazing. The well laid out accommodation enjoys good levels of natural light from a sunny southerly aspect at the rear and large windows. It comprises entrance hall / boot room, dining hall, sitting room, conservatory, kitchen breakfast room, inner hall, ground floor double bedroom, ground floor shower room / WC. On the first floor, there is a landing area and large double bedroom enjoying views across the village, incorporating the pretty parish church and surrounding countryside. The property offers scope for improvement and extension, subject to the necessary planning permission. There are countryside and pretty village centre walks from nearby the front door – ideal as you do not have to put the children or the dogs in the car! The house is within a stone's throw of the village centre. Bradford Abbas has a pretty heart and boasts a village pub, excellent primary school and parish church. It is a short drive to the vibrant, historic town centre of Sherborne with its superb boutique high street 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 drive to the mainline railway station making London Waterloo directly in just over two hours. 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: C



Pathway leads to front door with outside light, uPVC double glazed front door leads to entrance porch.

**ENTRANCE PORCH:** 6'7 Maximum x 5' Maximum. uPVC double glazed windows to the front and side, glazed door leads to dining hall.

**DINING HALL:** 13'11 Maximum x 10'6 Maximum. Able accommodate large dining room table, uPVC double glazed window to the front. Hardwood staircase rises to the first floor, wall mounted heater, door leads to sitting room.

**SITTING ROOM :** 14'5 Maximum x 12'5 Maximum. Double glazed window to the side, radiator, tiled open fireplace and hearth, TV and telephone point, entrance leads to conservatory.

**CONSERVATORY:** 10'1 Maximum x 16'10 Maximum. uPVC double glazed windows to the side and rear overlooking the rear garden, uPVC double glazed sliding patio door to the rear.

Door from the dining hall leads to the inner hall.

**INNER HALL:** 6'2 Maximum x 5'3 Maximum. Doors lead to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelves. Doors lead off the inner hall to the further rooms.

**KITCHEN BREAKFAST ROOM –** 12'3 Maximum x 11' Maximum. Enjoying a light dual aspect with uPVC double glazed windows to the side and rear, rear overlooks the rear garden, uPVC double glazed door to the side, a range of fitted kitchen units comprising laminated work surface and surrounds, decorative tiled surrounds, stainless steel sink bowl and drainer unit, mixer tap over, a range of drawers and cupboards under, inset electric hob, space and

plumbing for washing machine, built-in eye-level electric oven and grill, a range of matching wall mounted cupboards, wall mounted cooker hood extractor fan, radiator, space for upright fridge freezer.

**GROUND FLOOR BEDROOM –** 11'7 Maximum x 11'11 Maximum. A generous double bedroom, uPVC double glazed window to the front, radiator, telephone point.

**GROUND FLOOR FAMILY SHOWER ROOM –** 7' Maximum x 5'6 Maximum. A modern white suite comprising low level WC, pedestal wash basin, walk in double sized shower cubicle with glazed screen, wall mounted electric shower over, uPVC double glazed window to the side, radiator.

Hardwood staircase rises from dining room to the first-floor landing, uPVC double glazed window to the side, door leads to eaves storage cupboard space. Door leads off from the landing to bedroom two / attic room

**BEDROOM TWO / ATTIC ROOM:** 17'7 Maximum x 11'11 Maximum. A huge room, uPVC double glazed window to the rear, enjoys a sunny south facing aspect and views across the rear garden to the village and countryside beyond. Fitted wardrobe cupboard space, telephone point. Doors lead to eaves storage cupboards.

#### OUTSIDE

The property stands in a generous plot and level gardens. At the front of the property there is a large lawned garden giving a depth of 27'8 from the pavement. The front garden provides ample scope for extended parking, subject to the necessary permission.

A dropped curb gives vehicular access to a private driveway providing off-road parking for 3-4 cars, outside light. Driveway leads to detached garage.

**DETACHED GARAGE:** 30'5 Maximum in depth x 12'8 Maximum in width. A tandem double length detached garage, light and power connected, windows to the side and rear, door to the side.

Timber gates on both side of the property give access to the main garden, external oil-fired central heating boiler is situated at the side the property.

**MAIN GARDEN** – 32' Maximum in width x 33' Maximum in depth. This level rear garden is laid mainly to lawn and boasts a sunny south facing aspect and a good degree of privacy. It is enclosed by timber panel fencing and mature hedges, undercover patio seating area with outside lighting and tap, oil tank.



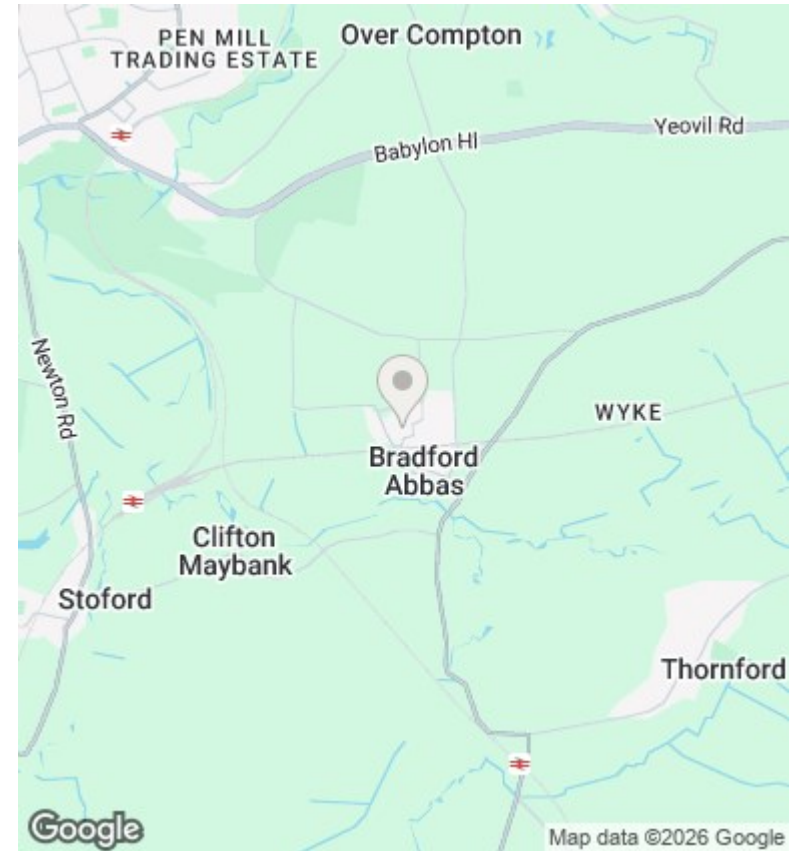


**Ambrose Close, Bradford Abbas, Sherborne, DT9**

Approximate Area = 1151 sq ft / 106.9 sq m  
 Garage = 319 sq ft / 29.6 sq m  
 Total = 1470 sq ft / 136.5 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 2025. Produced for Rolfe East Sherborne Ltd. REF: 147207



**Directions**

**Viewings**

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

**Council Tax Band**

C

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>59</b>
(39-54) <b>E</b>	<b>42</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	