Rolfe East

Sandhills Cottages, Holwell, DT9 5LE

Guide Price £535,000

- SUBSTANTIAL MATURE EXTENDED SEMI-DETACHED HOUSE IN SEMI-RURAL ADDRESS.
- FIVE MAIN RECEPTION AREAS (2412 SQUARE FEET OVERALL).
- SWIMMING POOL HEATED BY SOLAR POWER WITH COUNTER CURRENT UNIT.
- COUNTRYSIDE WALKS FROM FRONT DOOR AND LOVELY COUNTRYSIDE VIEWS.
- GENEROUS LEVEL PLOT AND GARDENS EXTENDING TO A QUARTER OF AN ACRE.
- FOUR DOUBLE BEDROOMS - MASTER WITH EN-SUITE SHOWER ROOM.
- OIL FIRED RADIATOR CENTRAL HEATING, uPVC DOUBLE GLAZING AND LOG BURNER.
- DOUBLE GARAGE PLUS EXTENSIVE DRIVEWAY PARKING FOR UP TO TEN CARS.
- EXCELLENT LEVELS OF NATURAL LIGHT FROM A SUNNY EAST-TO-WEST ASPECT.
- SHORT DRIVE TO SHERBORNE, DORCHESTER AND RAILWAY STATION TO LONDON.

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4 Sandhills Cottages, Holwell DT9 5LE

‘4 Sandhills Cottages’ is a is a substantial, extended, modern, deceptively spacious (2412 square feet), semi-detached house situated in a coveted semi-rural country lane address enjoying countryside views and a generous level plot extending to just under a quarter of an acre (0.23 acres approximately). The house benefits from a double garage and two driveway areas collectively providing off road parking for up to ten cars. The current owners have added a swimming pool heated by solar power and with counter current unit. The property is very well presented and benefits from oil fired radiator central heating, a log burning stove and uPVC double glazing. The property also benefits from a private sewage treatment plant, recently replaced to comply with current regulations. The spacious, flexible accommodation enjoys excellent levels of natural light from dual aspects and a sunny east-to-west aspect. It comprises entrance reception hall, sitting room, dining room, snug, lounge, open-plan kitchen/breakfast room, conservatory, utility room and a ground floor WC / cloakroom offering potential to convert to a ground floor shower room. On the first floor, there is a large landing with separate office area, master double bedroom with en-suite shower room, three further double bedrooms and a family bathroom. The house boasts lovely countryside views from many of the windows. It offers scope to extend or to reconfigure the current accommodation to incorporate a self-contained ground floor annexe, subject to the necessary planning permission. There are superb countryside and country lane walks from the front door – ideal as you do not need to put the children or the dogs in the car! There is a lovely selection of country pubs a short drive away in neighbouring villages.

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Council Tax Band: D

Holwell village has a socially active village hall hosting many activities, as well as a parish church dating back to the 15th Century. There is a small nursery school, and school buses also collect children for the local primary schools in nearby villages, as well as The Gryphon School in Sherborne. The house is a very short drive to the centre of Sherborne town with its coveted boutique high street and bustling out and about culture, markets, cafes, Waitrose store, restaurants, world famous private schools, breath-taking abbey and mainline railway station making London Waterloo in just over two hours. Sherborne has also 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. Thomas Hardy's Dorchester is the county town of Dorset, and less than 25 minutes away, via the village of Cerne Abbas, featuring the world-renowned Cerne Abbas Giant.

Pathway to storm porch with outside light, uPVC double glazed front door and side light leads to

ENTRANCE RECEPTION HALL: 9'6 maximum x 6'5 maximum. A generous greeting area providing a heart to the home, moulded skirting boards and architraves, radiator. Doors lead off the entrance hall to ground floor rooms.

RECEPTION ROOM ONE: Currently used as a dining room. 14'6 maximum x 12' maximum. Enjoying a light dual aspect with uPVC double glazed window to the front, uPVC double French doors open onto the side, staircase rises to the first floor, understairs storage recess, TV point, telephone point. Pine glazed door leads to

KITCHEN: 18'9 maximum x 8'4 maximum. A range of painted panelled kitchen units comprising granite effect laminated worksurface, decorative tiled surrounds, ceramic Belfast sink with mixer tap over, hardwood drainer unit and surrounds, inset stainless steel gas hob, a range of drawers and cupboards under, space and plumbing for dishwasher, oil-fired Stanley range, ceramic floor tiles, fitted wine rack, built-in electric oven and grill, recess provides space for upright fridge freezer. Large entrance leads from the kitchen through to the conservatory providing a full through-measurement of 19'9 maximum.

CONSERVATORY: 16'2 maximum x 10'7 maximum. uPVC double glazed windows to the side and rear, rear overlooks the rear garden and swimming pool, exposed stone elevations, ceramic floor tiles, light and power connected, uPVC double glazed double French doors open to the side. Glazed double doors lead from the conservatory through to the sitting room providing a full through-measurement of 37'3 maximum.

SITTING ROOM: 20'10 maximum x 9'8 maximum. Enjoying a large, feature uPVC double glazed bay window to the rear overlooking the rear garden and swimming pool, radiator, exposed beams, cast iron log burning stove with paved hearth, TV point, pine moulded skirting boards and architraves. Large entrance from sitting room leads to the snug providing a full through-measurement of 21'2 maximum.

SNUG: 9'7 maximum x 10'5 maximum. Exposed pine floorboards, pine moulded skirting boards and architraves. Glazed pine double doors lead from the snug and from the entrance reception hall to reception room two, currently used as an office/music room providing a full through-measurement of 35'3 maximum.

RECEPTION ROOM TWO: Currently used as an office and music room. 14'4 maximum x 12'8 maximum. uPVC double glazed bay window to the front with outlooks across the front garden, a sunny southerly aspect, radiator, exposed pine floorboards, moulded skirting boards and architraves. Pine glazed door leads back to the entrance reception hall.

Panel door from the entrance reception hall leads to

CLOAKROOM / WC: 6'5 maximum x 4'11 maximum. Low level WC, fitted wash basin, tiled splash back, radiator, extractor fan. This room has the potential to convert to a ground floor shower room, subject to the necessary permission.

Panel door from the kitchen leads to the

UTILITY ROOM: 7'11 maximum x 9' maximum. Laminated worksurface, inset one and a half sink bowl and drainer unit with mixer tap over, cupboards under, space and plumbing for washing machine, matching wall mounted cupboards, ceramic floor tiles.

Pine staircase rises from reception room one/dining room to the

FIRST FLOOR LANDING / OFFICE SPACE: 22'2 maximum x 14'4 maximum. This huge first floor landing area is currently used as a study and has the potential to create another first floor room, subject to the necessary planning permission, uPVC double glazed window to the rear enjoys extensive countryside views, two radiators, excellent ceiling heights, ceiling hatch and ladder to large loft void providing scope for loft conversion, subject to the necessary planning permission. Panel door leads to airing cupboard housing lagged hot water cylinder and immersion heater, pump for shower, slatted shelving. Door leads to further fitted loft cupboard space. Panel doors lead off the landing to the first floor rooms.

MASTER BEDROOM: 14'11 maximum x 12'6 maximum. A generous double bedroom, uPVC double glazed window to the rear enjoying extensive countryside views, radiator, pine moulded skirting boards and architraves, recess provides space for wardrobe. Panel door leads to

EN-SUITE SHOWER ROOM: 8'8 maximum x 5'10 maximum. A white suite comprising low level WC, wash basin over vanity unit with mixer tap over, walk-in double-sized shower cubicle with wall mounted mains shower over, tiled walls, wall mounted mirrored bathroom cabinet, heated towel rail, uPVC double glazed window to the rear.

BEDROOM TWO: 14'11 maximum x 12'9 maximum. A second generous double bedroom, uPVC double glazed window to the front enjoying a sunny southerly aspect and views to woodland, radiator, pine moulded skirting boards and architraves, recess provides space for wardrobe.

BEDROOM THREE: 14'7 maximum x 6'6 maximum. A third double bedroom, uPVC double

glazed window to the front enjoying a sunny southerly aspect and views across woodland, radiator, moulded skirting boards and architraves, recess provides space for wardrobe.

BEDROOM FOUR: 11’ maximum x 7’3 maximum. A fourth double bedroom, uPVC double glazed window to the front, radiator, pine moulded skirting boards and architraves.

FAMILY BATHROOM: 8’7 maximum x 5’11 maximum. A modern white suite comprising fitted low-level WC, wash basin in worksurface with cupboards under, panel bath with glazed shower screen over, wall mounted electric shower over, tiled walls, heated towel rail, shaver light and point, uPVC double glazed window to the side.

OUTSIDE:
This substantial property stands in a generous level plot extending to approximately a quarter of an acre (0.23 acres approximately). Timber five bar gate at the front of the property gives vehicular access from the country lane to a

PRIVATE DRIVEWAY providing off road parking for 7 cars or more. The driveway boasts security lighting, outside tap, area to store recycling containers and wheelie bins, timber log store.

FRONT GARDEN: The property benefits from a large level front garden giving a good depth from the country lane. There is a portion of front garden laid mainly to lawn boasting a variety of well stocked flowerbeds and borders. Front pathway leads to timber storm porch with outside lighting. The driveway continues to the side of the property, attachment for LPG canisters. Side leads to the main rear garden.

REAR GARDEN: This generous rear garden is laid mainly to lawn and boasts a variety of very well stocked flowerbeds and borders enjoying a selection of mature plants, trees and shrubs, outside lighting.

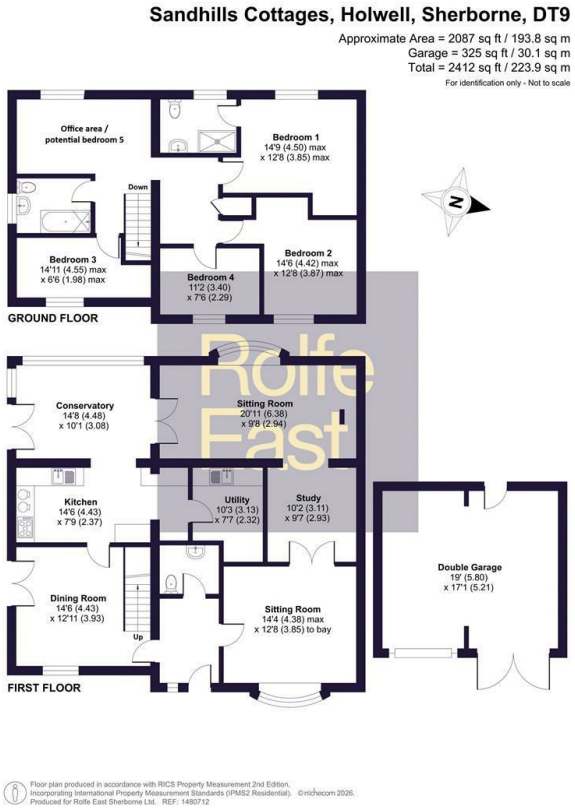
SWIMMING POOL: Heated by 3 solar pods on the garage and with a counter current unit.

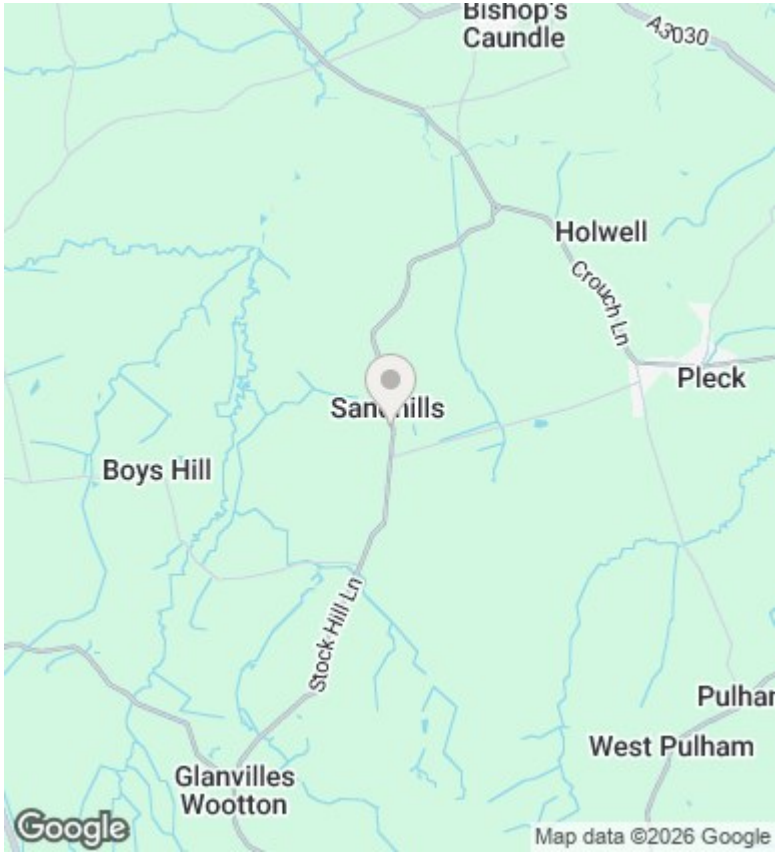
Pathway continues to the rear of the garden where there is a concrete hard standing.

TIMBER GARDEN SHED: 10’ maximum x 5’11 maximum.

This area also houses oil tank and a rainwater harvesting butt. Pathway leads to

DOUBLE GARAGE: 17’2 in depth x 18’10 in width. Light and power connected, two garage doors. Workshop area, space for freezers.





Directions

Viewings

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

Council Tax Band

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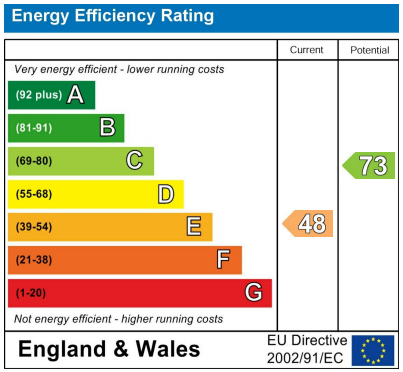

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