Rolfe East







Oborne Road, Sherborne, DT9 3DS

Guide Price £225,000

- BEAUTIFULLY PRESENTED GROUND FLOOR APARTMENT - SHARE OF FREEHOLD.
- PRIVATE COURTYARD GARDEN PLUS USE OF COMMUNAL GARDEN AREA.
- CONTEMPORARY OPEN-PLAN LIVING SPACE.
- NO FURTHER CHAIN.
- FORMING PART OF HANDSOME PERIOD BUILDING.
- TWO GENEROUS DOUBLE BEDROOMS.
- SHORT WALK TO NEARBY COUNTRYSIDE.
- SINGLE UNCOVER CARPORT PARKING.
- GOOD FLOW OF NATURAL LIGHT FROM SUNNY SOUTH-EASTERLY ASPECT AT FRONT.
- SHORT WALK TO SHERBORNE TOWN AND RAILWAY STATION TO LONDON.

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Oborne House Oborne Road, Sherborne DT9 3DS

NO FURTHER CHAIN. WITH SHARE OF THE FREEHOLD! ‘Flat 2 Oborne House’ is large, ground floor apartment forming part of a handsome, period building situated in a very popular residential address on the edge of Sherborne, a short walk to Sherborne town centre and mainline railway station to London. The flat offers deceptively spacious, well laid out, flexible accommodation plus the appeal of contemporary open-plan living space and excellent levels of natural light from dual aspects and a sunny south easterly aspect at the front. There is a level, private, courtyard garden at the rear as well as the use of a communal garden area. There is a single carport at the rear of the block. It is heated by electric night storage heaters and also benefits from uPVC double glazing at the rear and secondary double glazing at the front. The well laid out accommodation boasts excellent levels of natural light and comprises private entrance and front door, entrance hall area, open-plan sitting room leading into a generous kitchen, two good sized double bedrooms and a family bathroom. There are countryside and town centre walks from nearby the front door of the property – ideal as you do not have to put the children or the dogs in the car! It is a short walk 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 walk 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. The location of the property offers excellent access to the A303 trunk road to London and Exeter and the A30 to Salisbury.

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Council Tax Band: B





Timber gate gives access to paved courtyard garden leading to the front door, outside light. Double glazed and panelled private front door leads to

ENTRANCE RECEPTION HALL: 11’4 maximum x 6’8 maximum. A useful private greeting area providing a heart to the home, excellent ceiling heights, door leads to airing cupboard housing pressurised Gledhill hot water cylinder and immersion heater. Doors lead off the reception hall to the main rooms.

OPEN PLAN SITTING ROOM / KITCHEN: 21’3 maximum x 19’4 maximum. A superb contemporary open plan living space enjoying excellent ceiling heights, three period sash windows to the front with secondary glazing boasting a sunny south easterly aspect, inset feature ceiling lighting, electric night storage heater.

Kitchen area comprising a range of Shaker-style kitchen units with oak worktop, retro-metro tiled surrounds, inset sink bowl and drainer unit with mixer tap over, inset electric hob with stainless steel electric oven under, a range of drawers and cupboards under, space and plumbing for washing machine, integrated dishwasher, a range of matching wall mounted cupboards concealed wall mounted cooker hood extractor fan, uPVC double glazed window to the rear, integrated fridge and freezer, timber effect flooring.

BEDROOM ONE: 13’1 maximum x 10’10 maximum. A generous double bedroom with excellent ceiling heights, two period sash windows to the front with secondary glazing enjoying a sunny south easterly aspect, electric night storage heater, doors lead to fitted wardrobe.

BEDROOM TWO: 11’2 maximum x 11’9 maximum. A second generous double bedroom, excellent ceiling heights, two period sash windows to the front, secondary glazing, electric night storage heater.

FAMILY BATHROOM: 7’10 maximum x 5’9 maximum. A modern white suite comprising low level WC, wash basin over storage cupboard, p-shaped panel bath with glazed shower screen over, wall mounted mains shower over, tiled walls and floor, chrome heated towel rail, extractor fan, uPVC double glazed window to the rear.

OUTSIDE: At the rear of the property is a private courtyard garden measuring 23’7 in width x 9’11 in depth laid to Indian sandstone paving, outside light, enclosed by brick walls and timber fencing.

This property comes with one under cover carport parking space measuring 16’9 in depth x 9’ in width.

Steps rise from the parking area to a large communal lawned garden enjoying a sunny southerly aspect.









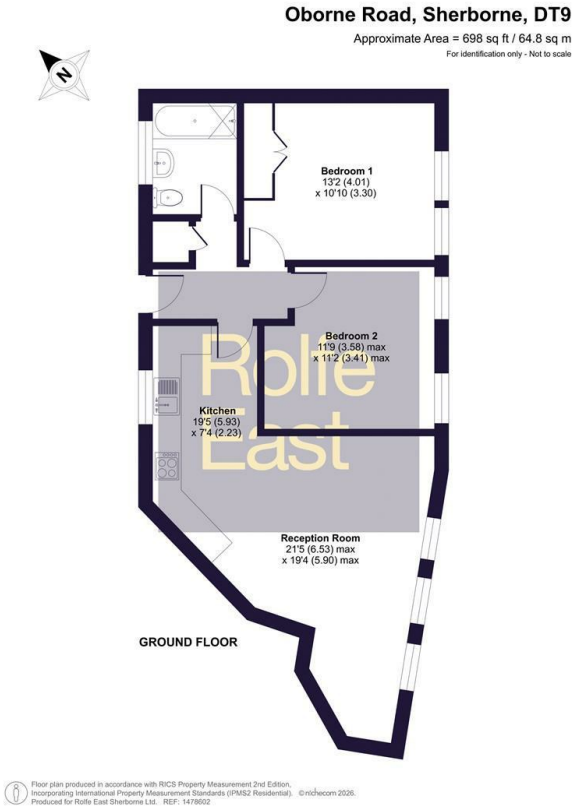














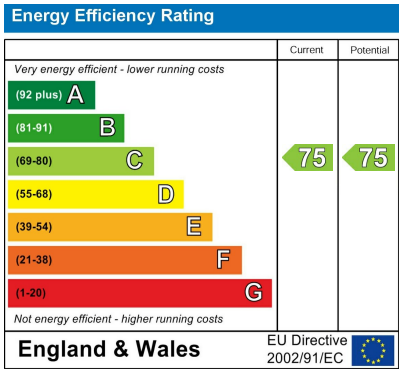
Directions

Viewings

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

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