Rolfe East







Gunville Gardens, Milborne Port, DT9 5FF

Guide Price £235,000

- 1,494 square feet of beautifully presented flexible accommodation
- 982-year lease with no ground rent and no service charge
- Sunny South-facing aspect with dual and triple aspects
- Short drive to Sherborne town and mainline railway station to London
- Spacious duplex layout arranged over two floors with private ground-floor entrance
- Two parking spaces and private enclosed garden
- Peaceful village cul-de-sac location
- Three genuine double bedrooms, two with en-suite bathrooms plus office / fourth bedroom
- Excellent EPC Rating - Band B
- Walking distance to shops, school and countryside

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20 Gunville Gardens, Milborne Port DT9 5FF

‘20 Gunville Gardens’ is a surprisingly spacious three-bedroom home offering nearly 1,500 sq ft of beautifully presented accommodation. Tucked away in a peaceful cul-de-sac just a short walk from the heart of Milborne Port, this exceptional home offers the space and flexibility of a three / four-bedroom house, combined with the ease of low-maintenance living. Beautifully maintained by the current owners since new in 2010, this modern duplex property has been thoughtfully designed to provide generous, light-filled accommodation throughout. The dual and triple aspect rooms create a wonderful sense of space, while the flexible layout is equally suited to families with older children, professionals working from home, those looking to downsize on price without compromising on space or first-time buyers looking to maximize their budget.

The accommodation includes three genuine double bedrooms, two en-suite shower rooms plus a family bathroom and cloakroom, a spacious curved sitting room filled with natural light, a large open-plan kitchen and dining room, ideal for everyday living and entertaining and a flexible fourth double bedroom that also makes an excellent home office

3 4 2 B

Council Tax Band: C





Outside, the property benefits from two parking spaces together with a private enclosed garden – a paved courtyard designed for easy maintenance and perfectly situated next to your parking spaces.

Unlike many other leasehold properties, this home offers exceptional peace of mind with:

· Approximately 982 years remaining on the lease

· No ground rent

· No service charge

Located within easy walking distance of village amenities, countryside walks and the award-winning Clockspire restaurant, the property is also only a short drive from Sherborne with its superb boutique high street and cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. The town centre also benefits from a mainline railway station offering direct services to London Waterloo in just over two hours.

This is a rare opportunity to purchase an unusually spacious and immaculately presented home in one of the area's most desirable village locations.

Brick paved private pathway leads to private front door, outside light. uPVC double glazed private front door leads to

GROUND FLOOR ENTRANCE HALL: 11’4 maximum x 3’11 maximum. A useful greeting area, uPVC double glazed window to the front, radiator, telephone point. Staircase rises to the

FIRST FLOOR RECEPTION HALL: 9’ maximum x 17’2 maximum. A useful greeting area, uPVC double glazed window to the front, two radiators, two double panel door leads to two hall cupboards. Panel doors lead off the first-floor reception hall to the main rooms.

SITTING ROOM: 18’2 maximum x 18’7 maximum. A fantastic main reception room enjoying a light multiple aspect with uPVC double glazed windows to the front, side and rear, three radiators, TV point, telephone point.

OPEN-PLAN KITCHEN DINING ROOM: 21’1 maximum x 13’3 maximum. Another superb living space split into two areas.
Dining room area - Large uPVC double glazed window to the rear overlooks the garden, radiator, telephone point.
Kitchen area – A range of oak panelled kitchen units comprising stone effect laminate worksurface, stainless steel one and a half sink bowl and drainer unit with mixer tap over, decorative tiled surrounds, inset stainless steel mains gas hob and stainless steel electric double oven under, a range of drawers, pan drawers and cupboards under, integrated dishwasher, integrated washer dryer, integrated fridge and freezer, a range of matching wall mounted cupboards, under unit lighting, wall mounted stainless steel cooker hood extractor fan, wall mounted cupboard houses mains gas fired combination boiler, radiator, uPVC double glazed window to the rear.

BEDROOM FOUR / OFFICE: 12’3 maximum x 10’ maximum. A flexible room and double bedroom, uPVC double glazed window to the front, radiator, TV point.

FIRST FLOOR WC / CLOAKROOM: 5’11 maximum x 4’7 maximum. Fitted low level WC, pedestal wash basin, tiled splash back, floor tiling, shaver point, uPVC double glazed window to the front, radiator.

Staircase rises from the first floor reception hall to the

SECOND FLOOR LANDING: 9’11 maximum 3’5 maximum. Radiator, ceiling hatch to loft space, panel door leads to shelved linen cupboard. Panel doors lead off the landing to the second floor rooms.

MASTER DOUBLE BEDROOM: 14’6 maximum x 12’10 maximum. A simply huge double bedroom, uPVC double glazed window to the front enjoying views across the village to the pretty parish Church and a sunny south westerly aspect, radiator, TV point. Panel door leads to fitted wardrobe cupboard space. Panel door leads to

EN-SUITE SHOWER ROOM: 7’1 maximum x 5’5 maximum. A modern white suite comprising low level WC, pedestal wash basin, glazed shower cubicle with wall mounted mains shower over, tiling to splash prone areas, floor tiles, chrome heated towel rail, uPVC double glazed window to the front, extractor fan, shaver point.

BEDROOM TWO: 11’9 maximum x 10’6 maximum. A second generous double bedroom, uPVC double glazed window to the rear, radiator, telephone point, sliding doors to fitted wardrobe cupboard space, TV point. Panel door leads to

EN-SUITE SHOWER ROOM: 6’ maximum x 6’9 maximum. A modern white suite comprising low level WC, pedestal wash basin, glazed shower cubicle with wall mounted mains shower over, tiling to splash prone areas, floor tiles, uPVC double glazed window to the rear, chrome heated towel rail, shaver point, extractor fan.

BEDROOM THREE: 16’8 maximum x 7’5 maximum. A third generous double bedroom, uPVC double glazed window to the front, radiator, telephone point, TV point.

FIRST FLOOR FAMILY BATHROOM: 10’9 maximum x 6’9 maximum. A large family bathroom with a modern fitted white suite comprising low level WC, pedestal wash basin, panel bath with glazed shower screen over, wall mounted mains shower tap arrangement over, tiling to splash prone areas, floor tiles, chrome heated towel rail, uPVC double glazed window to the rear, extractor fan, shaver point.

OUTSIDE:
Brick paved pathway leads to the front door with outside lighting.

PARKING: At the rear of the property there is allocated parking for 2 cars plus area to store recycling containers and wheelie bins. Private timber gate from the parking area leads to the

PRIVATE GARDEN: 24’3 maximum x 14’1 maximum. This garden is private but detached from the property. It is enclosed by timber fencing, arranged for low maintenance purposes, paved patio seating area, majority laid to slate chippings, drying area.

PLEASE NOTE:

· There is no leasehold management company involved. The freeholder is the owner of number 19 - the ground floor flat.

· Buildings Insurance for 2026/2027: £425.10

· Estate communal areas managed by Greenbelt - for 2026/2027: £251.39













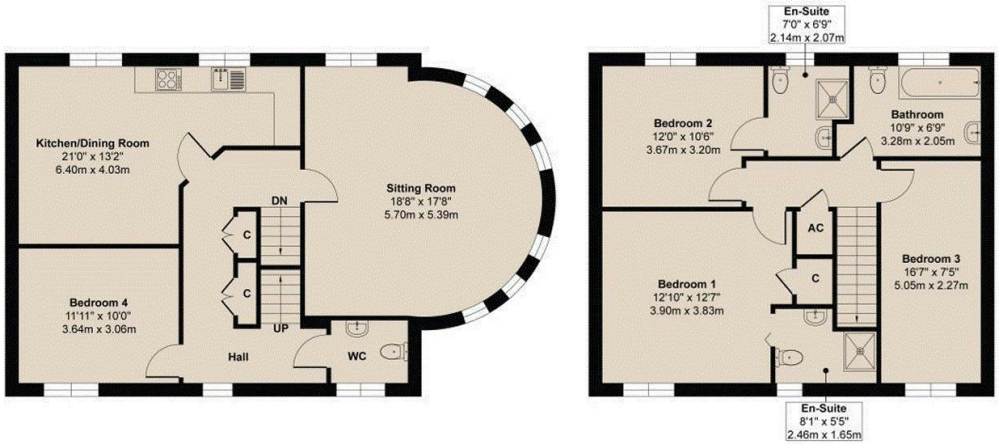






20 Gunville Gardens, Milborne Port, Sherborne, Dorset

Approximate Area = 1,494 sq ft / 138.81sq m
Total = 1,494 sq ft / 138.81 sq m
For identification only - Not to scale



All measurements are approximate and for display purposes only



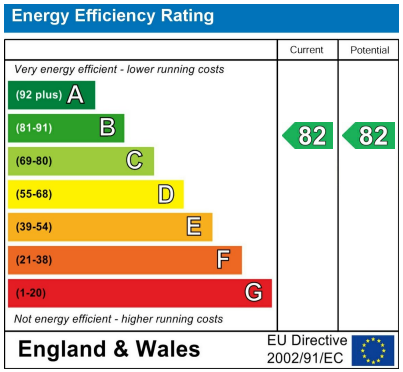
Directions

Viewings

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

Council Tax Band

C



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