Rolfe East







Wingfield Place, Thornford, DT9 6FF

Guide Price £390,000

- SMART SEMI-DETACHED HOUSE IN EXCLUSIVE CUL-DE-SAC ADDRESS (1324 square feet).
- FABULOUS SOUTH-FACING COUNTRYSIDE VIEWS AT THE FRONT.
- LPG FIRED RADIATOR CENTRAL HEATING AND PERIOD STYLE uPVC DOUBLE GLAZING.
- SHORT DRIVE TO SHERBORNE TOWN AND MAINLINE RAILWAY STATION TO LONDON.
- BUILT IN 2021 WITH REMAINDER OF 10 YEAR NHBC.
- ENCLOSED LEVEL REAR GARDEN OFFERING GOOD PRIVACY.
- STYLISH INTERIOR DESIGN - 'AS NEW' CONDITION!
- SINGLE GARAGE PLUS DRIVEWAY PARKING FOR 2-3 CARS.
- EDGE-OF-VILLAGE LOCATION, SHORT WALK TO GOOD VILLAGE AMENITIES, PUB, SHOP.
- SHORT WALK TO POPULAR VILLAGE PUB, SHOP, PRIMARY SCHOOL AND MORE.

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2 Wingfield Place, Thornford DT9 6FF

NO FURTHER CHAIN. ‘2 Wingfield Place’ is a smart, double-fronted, semi-detached house (1324 square feet) occupying a choice level plot with level rear garden enjoying a good degree of privacy. The house benefits from wonderful, south-facing views of the iconic Thornford countryside at the front. It benefits from a single garage and driveway parking for two to three cars. The property is situated in a bespoke development of modern, period-style homes near the heart of this popular Dorset village. There are excellent countryside and lane walks from the front door, as well as being a short walk to the popular village pub, shop and primary school – ideal as you do not need to put the dogs or the children in the car! It is heated by an LPG fired radiator central heating system and also benefits from period-style uPVC double glazing. The well laid out accommodation is flexible and flooded with natural light from dual aspects, feature windows and a sunny aspect. It comprises entrance reception hall, sitting room, open-plan kitchen / dining room, utility room and ground floor WC. On the first floor, there is a landing area, generous double master bedroom with dressing area and en-suite shower room, two further double bedrooms and a family bathroom. There are fantastic countryside dog walks from your front door. This wonderful home is situated near the centre of the sought-after village of Thornford in Dorset - only a very short drive to both Sherborne and Yeovil towns. Thornford village is one of the closest villages to Sherborne town. It is incredibly sought-after and properties of this nature very rarely come to the open market. Thornford offers a superb public house, primary school rated 'outstanding' by Ofsted, village store and post office, village hall, parish church and its own cricket club. It is a short drive to the nearby historic abbey town of Sherborne.

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Council Tax Band: D





Sherborne boasting a superb boutique high street with coffee shops, 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.

Paved pathway to storm porch, outside light, double glazed cottage front door leads to

ENTRANCE RECEPTION HALL: 6'11 maximum x 6'3 maximum. A useful greeting area providing a heart to the home, radiator, moulded skirting boards and architraves, timber effect flooring, staircase rises to the first floor. Oak doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM: 19'6 maximum x 11'7 maximum. A beautifully presented main reception room, uPVC double glazed French doors open onto the rear garden, timber effect flooring, period style fireside and hearth with cast iron living flame gas fire, TV point, telephone point, radiator.

OPEN-PLAN KITCHEN DINING ROOM: 23'6 maximum x 9'3 maximum. A beautiful open-plan living space enjoying a light dual aspect with, uPVC double glazed window to the front, boasting extensive countryside views with a sunny south facing aspect, uPVC double glazed French doors lead onto the garden, timber effect flooring, inset ceiling lighting, moulded skirting boards and architraves, two radiators, an extensive range of shaker style kitchen units comprising solid stone worksurface and surrounds, inset stainless steel sink bowl and drainer unit with mixer tap over, inset Neff induction hob, glass splash back, a range of drawers, pan drawers, integrated Neff dishwasher, a range of matching wall mounted cupboards with under unit lighting, wall mounted stainless steel Neff cooker hood extractor fan, inset eye level Neff electric double oven and grill, integrated fridge and freezer. Oak door leads to shelved under stairs cupboard space, telephone point. Further oak door leads from the kitchen dining room to the

UTILITY ROOM: 7'6 maximum x 3' maximum. Laminated worksurface and surrounds, inset stainless steel sink bowl and drainer unit with mixer tap over, fitted cupboards under, worksurface with cupboards under, space and plumbing for washing machine, timber effect flooring, moulded skirting boards and architraves, extractor fan, uPVC double glazed window to the rear.

Oak door from the entrance reception hall leads to

CLOAKROOM / WC: 7'3 maximum x 3'9 maximum. uPVC double glazed window to the front with a sunny south facing aspect, fitted low level WC, wall mounted wash basin, tiled splash back, moulded skirting boards and architraves, timber effect flooring, radiator, inset ceiling lighting, extractor fan.

Staircase rises from the entrance reception hall to the first floor landing, inset ceiling lighting, moulded skirting boards and architraves. Oak door leads to airing cupboard housing wall mounted combination boiler slated shelving. Oak doors lead off the landing to the first floor rooms.

MASTER BEDROOM: 18'5 maximum x 9'4 maximum. A generous double bedroom, uPVC double glazed window to the front boasts extensive countryside views and a sunny southerly aspect, radiator, moulded skirting board and architraves, TV point, telephone point. Double oak doors lead to wardrobe cupboard space. Oak door leads to

EN-SUITE SHOWER ROOM: 5'6 maximum x 8'9 maximum. A modern white suite comprising low level WC, wash basin over storage draw with mixer tap over, double sized glazed shower cubicle with wall mounted mains shower over, tiling to splash prone areas, chrome heated towel rail, tiled floor, uPVC double glazed window to the rear, extractor fan.

BEDROOM TWO: 11'0 maximum x 15'1 maximum. Another generous double bedroom, two uPVC double glazed windows to the front boasting lovely countryside views and a sunny south facing aspect, moulded skirting boards and architraves, radiator. Oak door leads to fitted wardrobe cupboard space.

BEDROOM THREE: 11'10 maximum x 7'1 maximum. A third double bedroom, uPVC double glazed window to the rear overlooks the rear garden, radiator, moulded skirting boards and architraves, ceiling hatch to loft space.

FAMILY BATHROOM: 8’2 maximum x 5’6 maximum. A modern white suite comprising fitted low level WC, wash basin over storage draw, mixer tap over, panel bath with glazed shower screen over, wall mounted mains shower over, tiling to splash prone areas, ceramic floor tiles, inset feature ceiling lighting, extractor fan, chrome heated towel rail, uPVC double glazed window to the side.

OUTSIDE:
At the front of the property there is a portion of flowerbed enjoying a selection of plants and shrubs, paved pathway leads to storm porch with outside lighting.

At the side of the house there is a further portion of flowerbed enjoying a selection of plants and shrubs.

There is a private driveway at the side of the property, providing off road parking for 2-3 cars leading to a

SINGLE GARAGE: 20’2 in depth x 10’8 in width. Metal up-and-over garage door, light and power connected.

Timber gate from the side garden and driveway area providing access to the

MAIN REAR GARDEN: 34’ in depth maximum x 37’2 in width maximum in width. This level rear garden is laid mainly to lawn and enclosed by timber fencing. There is a paved patio area with two outside lights and an outside tap, area to store recycling containers and wheelie bins.











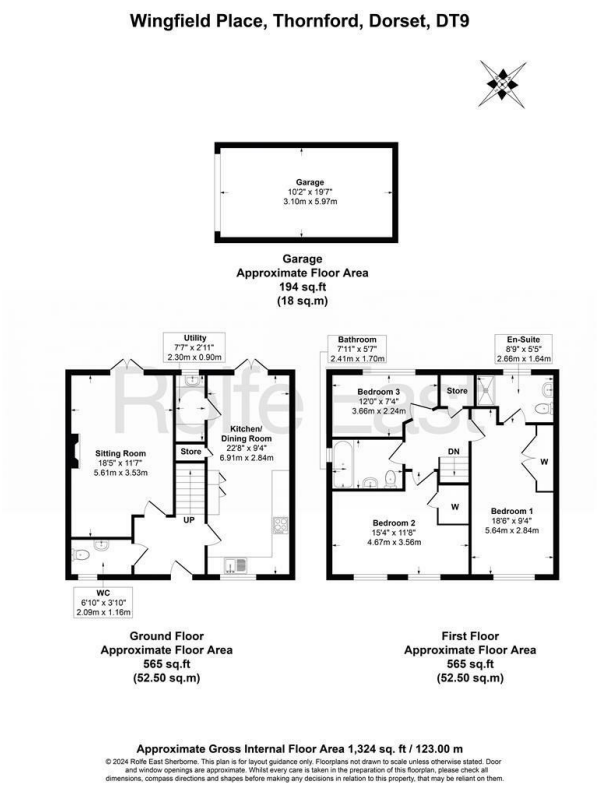






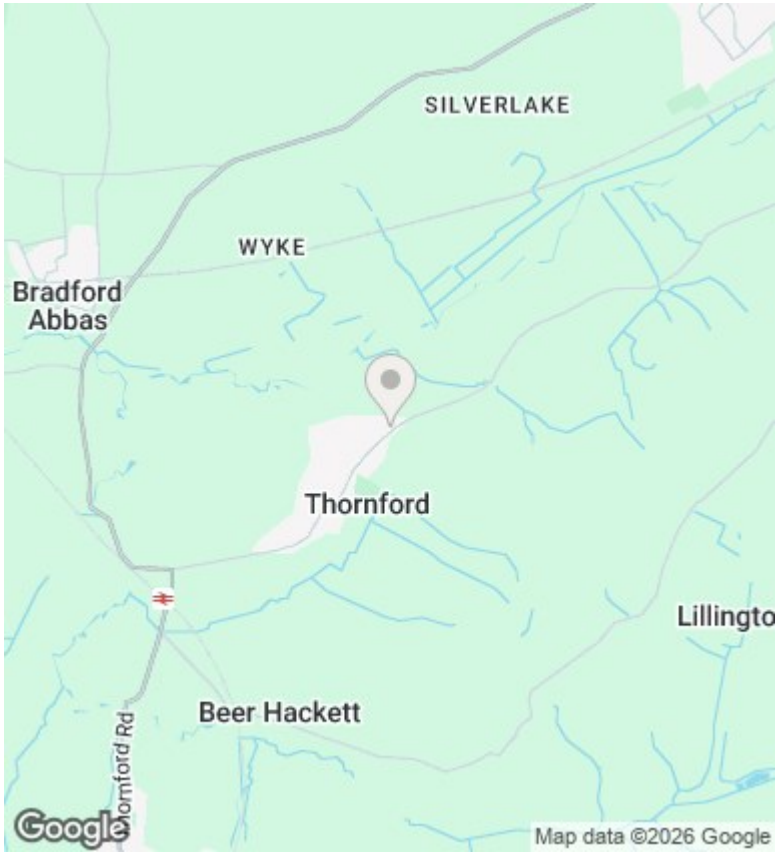


Wingfield Place, Thornford, Dorset, DT9



Approximate Gross Internal Floor Area 1,324 sq. ft / 123.00 m

© 2024 Rolfe East Sherborne. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. Whilst every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.



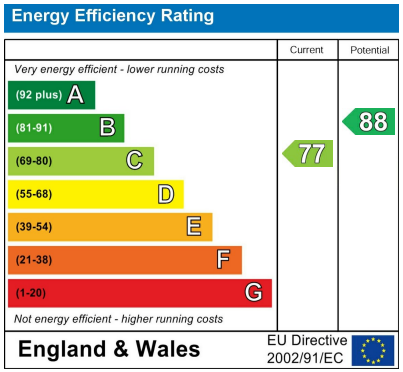
Directions

Viewings

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

Council Tax Band

D



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