Rolfe East







Saffron Court, Sherborne, DT9 3AH

Guide Price £325,000

- SPACIOUS GROUND FLOOR APARTMENT WITH TWO DOUBLE BEDROOMS (1033 sq ft).
- ALLOCATED PARKING FOR 1 CAR PLUS VISITORS PARKING.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND SOME uPVC DOUBLE GLAZING.
- GREAT WALKS NEARBY.
- FORMING PART OF AN HANDSOME PERIOD BUILDING IN A CONSERVATION AREA.
- COMMUNAL GARDENS AND DRYING AREA.
- HUGE MAIN RECEPTION ROOM AND MASTER BEDROOM WITH EN-SUITE SHOWER ROOM.
- ONE OF THE BEST ADDRESSES IN SHERBORNE - THE AVENUE.
- IMPRESSIVE CEILING HEIGHTS, PERIOD MOULDINGS AND MULTI-PANE SASH WINDOWS.
- SHORT WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.

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Flat 10 Saffron Court, Sherborne DT9 3AH

GROUND FLOOR FLAT! ‘Flat 10 Saffron Court’ is a deceptively spacious (1033 square feet), ground floor flat forming part of a handsome, period building situated in the best address in Sherborne – The Avenue. It is a short walk to the historic town centre and mainline railway station to London Waterloo. The property comes with a long lease and an enviable share of the freehold. There are communal gardens, visitors parking spaces and a drying area. This property comes with 1 allocated parking space. This amazing flat retains many original character features including elegant ceiling heights, period mouldings and ceiling roses, period panelling and multi-pane sash windows. The property is enhanced by some uPVC double glazing and benefits from mains gas fired radiator central heating. The well laid out, deceptively spacious accommodation boasts good levels of natural light from a sunny east to west aspect. It comprises entrance reception hall, large sitting room / dining room, kitchen / breakfast room, master double bedroom with en-suite shower room, a second generous double bedroom and a family shower room / WC. There are countryside walks not far from the front door of the property – ideal as you do not have to put the children or the dogs in the car! This apartment is set in a highly sought-after residential address near the centre of Sherborne. 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 walk 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.

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Council Tax Band: D





Steps rise to communal front door, communal entrance hall, private front door leads to

ENTRANCE RECEPTION HALL: 15'3 maximum x 10' maximum. A generous greeting area with excellent ceiling heights, moulded skirting boards and architraves, moulded picture rail, radiator. Telephone intercom entry system. Panel door leads to shelved linen cupboard with wall mounted gas heater. Further panel door leads to

WALK-IN STORE CUPBOARD: 5'11 maximum x 5'11 maximum. Light and power connected. fitted shelves.

Panel doors lead off the entrance reception hall to the main rooms.

SITTING ROOM / DINING ROOM: 20'7 maximum x 20'1 maximum. An impressive main reception room enjoying elegant ceiling heights and period ceiling mouldings, period ceiling coving, moulded picture rail, moulded skirting boards and architraves, stone fire surround and hearth with gas fire, arched feature alcove, TV point, radiator, uPVC double glazed double French doors open to a rear patio. Ceiling heights extend to 9'9 maximum.

KITCHEN BREAKFAST ROOM: 13'10 maximum x 11'6 maximum. An extensive range of panelled kitchen units comprising stone effect laminated work surface, decorative tiled surrounds, inset ceramic one-and-a-half sink bowl and drainer unit with mixer a tap over. Inset electric hob, a range of drawers and cupboards under. Space and plumbing for dishwasher (Bosch dishwasher included). Space and plumbing for washing machine. Space for upright fridge freezer. Built-in stainless steel Bosch electric oven and grill. Wall mounted cupboard houses Worcester Bosch mains gas boiler. A range of matching wall mounted cupboards with under unit lighting, wall mounted concealed cooker hood extractor fan, radiator, moulded skirting boards and architraves, excellent ceiling heights, large period sash window to the front and painted panelling.

BEDROOM ONE: 14'8 maximum x 12'9 maximum. A generous main double bedroom, excellent ceiling heights, moulded skirting boards and architraves, moulded picture rail, radiator, uPVC, double glazed double French doors open to rear patio. Panel doors lead to fitted wardrobe cupboard space. Telephone point. Panel door leads to

EN-SUITE SHOWER ROOM: 7'1 maximum x 5'6 maximum. A modern white suite comprising fitted low level WC, wash basin in work surface, accessible shower cubicle with floor drain, wall mounted mains shower over. Tiling to splash prone areas, extractor fan, shaver light and point, chrome heated towel rail.

BEDROOM TWO: 11'8 maximum x 10'4 maximum. A second generous double bedroom with excellent ceiling heights, moulded picture rail, moulded skirting boards and architraves, radiator, telephone point, large period sash window to the front, painted panelling, TV point.

FAMILY SHOWER ROOM: 7'9 maximum x 4'1 maximum. A modern white suite comprising low level WC, wash basin over storage cupboard, mixer tap over, double size glazed shower cubicle with wall mounted mains shower over, tiling to splash prone areas, shaver light and point, chrome heated towel rail, mirrored bathroom cabinet, extractor fan, window to the side.

OUTSIDE: This ground floor flat has the use of a paved patio seating area with outside light, communal lawn gardens and drying

area.

PARKING: The flat comes with one allocated parking space plus visitors parking facility.















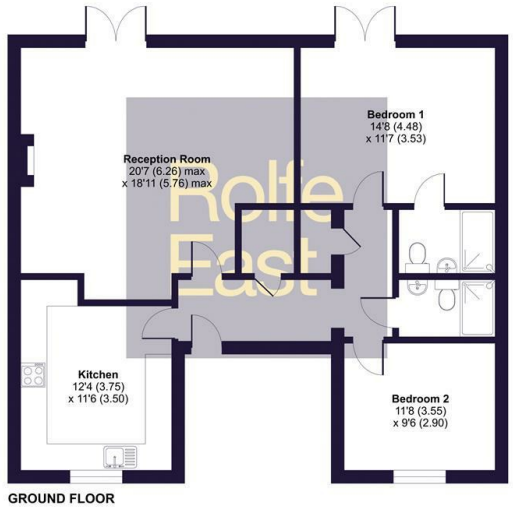




Saffron Court, The Avenue, Sherborne, DT9

Approximate Area = 1033 sq ft / 96 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Rolfe East Sherborne Ltd. REF: 1513220



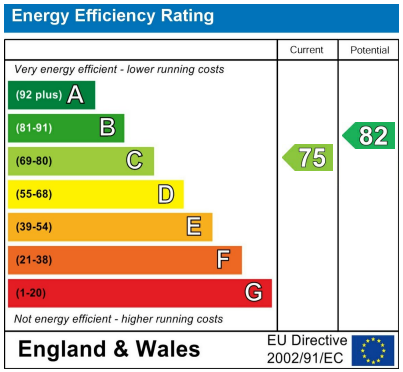
Directions

Viewings

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

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