Rolfe East







Eastfield, Thornford, DT9 6PU

Guide Price £293,950

- BEAUTIFULLY PRESENTED EXTENDED SEMI-DETACHED HOUSE (1378 square feet).
- EXCELLENT 'TUCKED AWAY'CUL-DE-SAC ADDRESS.
- UTILITY ROOM, WORKSHOP, FREEZER ROOM AND UNDERCOVER SIDE AREA.
- SHORT DRIVE TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.
- ATTACHED SINGLE GARAGE AND PARKING.
- uPVC DOUBLE GLAZING AND ELECTRIC HEATING PLUS CAST IRON LOG BURNING STOVE.
- THREE BEDROOMS AND FIRST FLOOR SHOWER ROOM.
- SOUTH FACING LEVEL REAR GARDEN.
- MODERN REPLACEMENT OPEN-PLAN KITCHEN LEADING INTO CONSERVATORY.
- SHORT WALK TO PRETTY VILLAGE CENTRE, POPULAR PUB, SHOP AND SCHOOL.

80 Cheap Street, Sherborne, Dorset, DT9 3BJ
01935 814 929

sherborne@rolfe-east.com
https://www.rolfe-east.com/

19 Eastfield, Thornford DT9 6PU

‘19 Eastfield’ is a beautifully presented, extended, mature, semi-detached house (1378 square feet) situated in a choice 'tucked away' cul-de-sac location within walking distance of the pretty village centre, popular pub, shop and primary school. It is a short drive to the historic town of Sherborne and the mainline railway station to London Waterloo. The house comes with a level, private, south-facing rear garden plus single garage and parking. Your property boasts a superb open-plan kitchen dining room leading into a new conservatory. Your home is finished to a lovely standard with tasteful decoration throughout and has many appealing features including a cast iron log burning stove, uPVC double glazing and electric heating. The accommodation comprises entrance reception hall, sitting room, kitchen/dining leading into a conservatory, utility room area, freezer room, workshop and undercover side area. On the first floor there is a landing area, two generous double bedrooms, a third single bedroom and a family shower room. Your home situated in a sought-after address near the centre of this sought-after Dorset village with countryside walks not far from the front door – ideal as you do not have to put the children or the dogs in the car! It is only 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 schools, breath-taking abbey building and mainline railway station making London Waterloo 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.

3 1 1 D

Council Tax Band: C





Pathway to storm porch, uPVC double glazed front door leads to

ENTRANCE RECEPTION HALL: 13'1 maximum x 5'11 maximum. A useful greeting area providing a warm heart to the home. Staircase rises to the first floor. Electric night storage heater. Door leads to understairs storage cupboard space. uPVC double glazed window to the side. Timber effect flooring, telephone point. Multi-pane glazed doors lead off the entrance hall to the main ground floor rooms.

SITTING ROOM: 13' maximum x 12'9 maximum. A well-presented main reception room. Large uPVC double glazed window to the front. Pine moulded skirting boards and architraves. Tiled fireplace with hardwood surrounds. Paved hearth, cast iron log burning stove. TV point.

OPEN-PLAN KITCHEN / DINING ROOM: 18'10 maximum x 19'1 maximum. A huge open plan L-shaped contemporary living space split into three main areas.
Kitchen area - range of replacement contemporary kitchen units comprising timber effect laminated work surface, Bosch electric inset induction hob, ceramic inset sink bowl and drainer unit with mixer tap over, a range of drawers and cupboards under, integrated Bosch dishwasher, corner carousel unit, space for under counter fridge, a range of matching wall mounted cupboards, built in eye level stainless steel electric oven and grill, uPVC double glazed window to the rear overlooks the rear garden and boasts a sunny south easterly aspect. Glazed door to the side. Entrance leads to
Dining room area - Oak effect ceramic floor tiles. Space to accommodate dining room table. Large entrance leads to
Garden room area - uPVC double glazed windows to both sides and rear enjoying a sunny south easterly aspect. Oak effect ceramic floor tiles, underfloor heating. Light and power connected. uPVC double glazed double French doors open onto the rear garden.

Glazed door from the kitchen area leads to

SIDE UNDERCOVER AREA / UTILITY ROOM: 30'5 maximum x 5'3 maximum. uPVC double glazed door to the front, uPVC double glazed window to the side, glazed door to the rear. Work surface with stainless steel sink bowl and drainer unit covered under, space and plumbing for washing machine and tumble dryer. Light and power connected. Entrances lead to

FREEZER ROOM: 8'3 maximum x 4'7 maximum. Light and power connected. Wall mounted shelves. Space for upright fridge freezer. Area to store wheelie bins. Further entrance to

WORKSHOP: 7'8 maximum x 8'4 maximum. Light and power connected. Double timber doors from undercover side / stroke utility room lead to the attached garage.

Staircase rises from the entrance reception hall to the

FIRST FLOOR LANDING: 5'10 maximum x 8'4 maximum. uPVC double glazed window to the side. Ceiling hatch to loft storage space. Door leads to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelving. Panel doors lead off the landing to the first floor rooms.

BEDROOM ONE: 13' maximum x 11'3 maximum. A generous double bedroom with large uPVC double glazed window to the front. Doors lead to fitted wardrobe cupboard space.

BEDROOM TWO: 12'10 maximum x 10'9 maximum. A second generous double bedroom. uPVC double glazed window to the rear enjoying a sunny, south-easterly aspect and views to countryside beyond neighbouring properties. Fitted wardrobe cupboard, fitted shelving.

BEDROOM THREE: 8' maximum x 8'7 maximum. A generous third bedroom, uPVC double glazed window to the front.

FAMILY SHOWER ROOM: 8'2 maximum x 5'9 maximum. A modern replacement white suite comprising fitted low level WC. Wash basin in work

surface with tiled surrounds, cupboards under, large glazed corner shower cubicle with wall mounted electric shower over, shower boarded surrounds, timber effect flooring. This room enjoys a light dual aspect with uPVC, double glazed windows to the side and rear, shaver point, wall mounted electric heater.

OUTSIDE: At the front of the property a dropped kerb and double wrought iron gates give access to a private driveway providing off-road parking for one car. Outside light. Driveway leads to

ATTACHED GARAGE: 16'3 maximum x 7'9 maximum. Metal up-and-over garage door. Light and power connected. Double timber doors lead to side undercover area.

GARDENS: This property boasts a large level front garden giving a depth of 26' from the pavement and head of cul-de-sac. The front garden is beautifully landscaped, laid mainly to stone chippings and boasting a variety of raised flower beds and borders, enjoying a selection of mature trees, plants and shrubs. Paved pathway leads to storm porch and front door, outside light.

MAIN GARDEN is situated at the rear of the property and measures 28'7 maximum in width x 26' maximum in depth. This level rear garden is beautifully presented and laid to lawn. Large paved patio seating area, outside lighting, outside tap, area to store recycling containers and wheelie bins, a variety of well-stocked flower beds and borders, three rainwater harvesting butts.

DETACHED TIMBER WORKSHOP / GARDEN STORE: 9'6 maximum x 7'9 maximum. Light and power connected, window to the side, fitted workbench.

PLEASE NOTE: There is a large residents parking area at the side of the property, providing further parking for residents on a first-come-first-served basis.













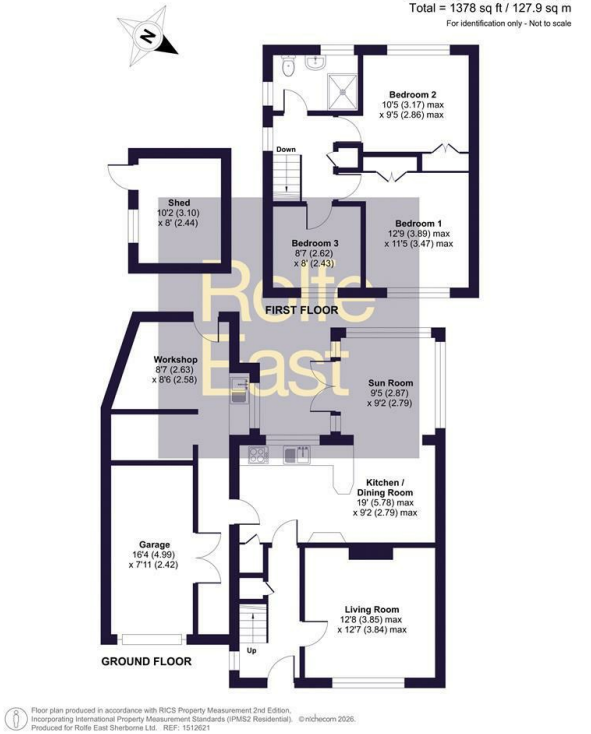




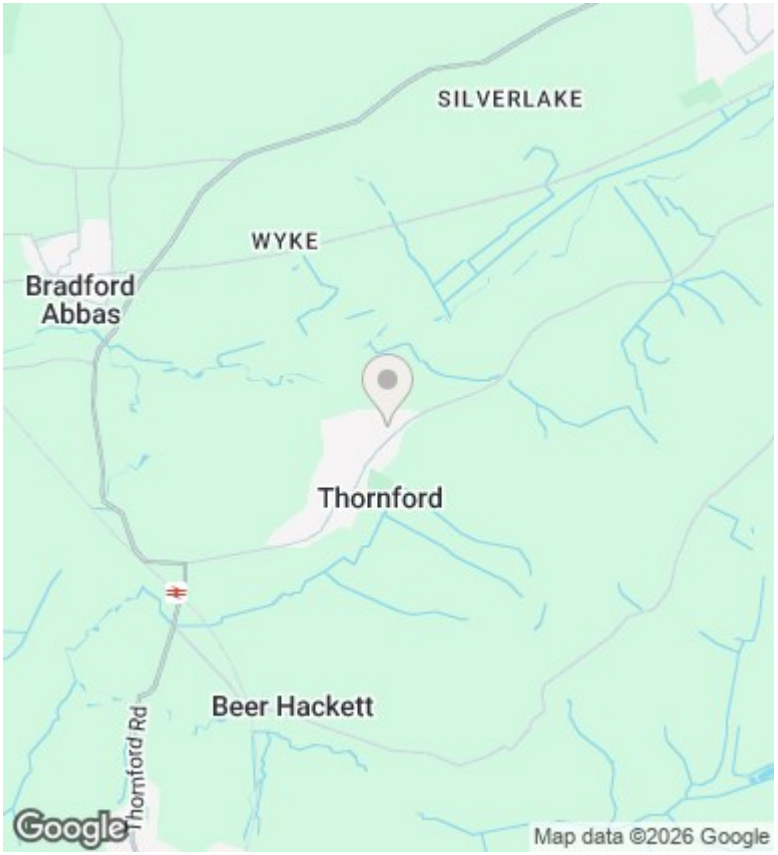


Eastfield, Thornford, Sherborne, DT9

Approximate Area = 950 sq ft / 88.2 sq m
Garage = 347 sq ft / 32.2 sq m
Outbuilding = 81 sq ft / 7.5 sq m
Total = 1378 sq ft / 127.9 sq m
For identification only - Not to scale



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: 1512621



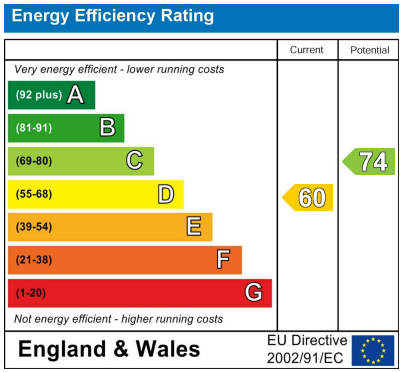
Directions

Viewings

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

Council Tax Band

C



80 Cheap Street, Sherborne, Dorset, DT9 3BJ
01935 814 929

sherborne@rolfe-east.com
https://www.rolfe-east.com/