



**Asking Price**  
**£700,000**

## Caundle Marsh Sherborne

A rare chance to purchase, with no onward chain, a spacious detached family bungalow lying in approximately two thirds of an acre, set back from the road and enjoying a slightly elevated position with rural views. The property boasts around 1,956 sq. ft. (182 sq. m.) of living space with four generously sized bedrooms plus a range of quality outbuildings with light and heat that offer multi-functional usage. The bungalow is located in the small village of Caundle Marsh, which is just four miles from the historic town of Sherborne, where there is a full range of amenities and mainline train station serving London, Waterloo and Exeter, St David's. Local facilities may be found 1.5 miles away at Bishops Caundle where there is a petrol station, community run village shop with post office, public house and primary school. The property has been a loved and enjoyed home to our sellers for the last seven years. During this time they have invested a great deal of time, energy and money transforming a standard bungalow into a stylish and contemporary home that satisfies today's needs and delivers 'on trend' accommodation with a fabulous open plan kitchen/dining/ family room with multi sliding doors out to the balcony and providing plenty of space for entertaining friends and family and where memories will be made forever. This wonderful home offers flexible room usage and potential to use as a business with the various outbuildings and excellent outdoor space. Viewing is essential to really see what it has to offer and how it lends itself to many types of buyers.

The inside accommodation consists of welcoming and spacious entrance hall, wonderful open plan kitchen/dining and family room with sliding doors out to the balcony and sitting room with wood burner. In addition, there is a utility room and boot room plus the family bathroom, which is fitted with a contemporary suite. There are four good sized bedrooms, two with en-suite shower rooms and the main with a dressing area that is fitted with wardrobes. Outside, there is generous parking, double garage with room above and a range of outbuildings plus the formal garden.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



## ACCOMMODATION

### Inside

#### Entrance Hall

The main entrance to the property will be found to the rear. A uPVC front door with inset glazed arch opens into a welcoming and spacious entrance hall with window overlooking the drive to the rear. Recessed ceiling light. Smoke detector. Access to the loft space. Central heating thermostat. Radiator. Porcelain tiled floor with underfloor heating. Oak veneer doors to bedroom one and two, opening to the inner hall with oak veneer doors to the family bathroom and bedroom four/office. Double doors opening into the:-

#### Kitchen/Dining/Family Room

Window to the side with countryside view and multi-slide patio doors out to the balcony and enjoying a view over the front garden and countryside in the distance. Recessed ceiling lights and pendant lights. Power and television points. Fitted with a stylish range of soft closing kitchen units consisting of floor cupboards with corner carousels, deep drawer units, tall larder cupboard with carousel shelving plus eye level cupboards and cabinet. Generous amount of wood work surfaces and matching upstand and one and half bowl sink and drainer with swan neck aerator tap. Integrated dishwasher and two integrated fridge/freezers. Built in wine cooler. Built in eye level double electric oven with storage above and below. Induction hob with glass splash back and chimney extractor hood. Porcelain tiled floor with underfloor heating. Door to the utility and to the:-

#### Sitting Room

Window to the front overlooking the garden and countryside. Ceiling and picture lights. Radiator. Power and television points. Wood burner on a slate hearth. Porcelain tiled floor.

#### Utility Room

Window to the side aspect with partial countryside view. Ceiling light. Radiator. Power points. Fitted with a wood effect work surface, stainless steel sink and drainer with swan neck mixer tap and floor cupboard. Space and plumbing for a washing machine and tumble dryer. Tiled floor. Door to the:-

#### Boot Room

Part glazed door opening to the side. Ceiling light. Coat hooks. Radiator. Storage cupboard with shelves. Airing cupboard housing the hot water cylinder and central heating programmer. Tiled floor. Door to bedroom three.

#### Bedroom One

Entrance hall with door to the en-suite and leading to the dressing area where there are built in wardrobes and overhead storage plus opening to the bedroom. Window with view over the front garden and countryside in the distance. Ceiling and wall lights. Radiator. Power and television points.

#### En-Suite Shower Room

Obscured glazed window to the rear elevation. Recessed ceiling lights. Extractor fan. Chrome heated towel rail. Fitted with a stylish modern suite consisting of large walk in shower cubicle with mains shower and choice of hand held or monsoon shower head, low level WC and vanity style wash hand basin with sensor mirror over. Tiled walls and tiled floor.

#### Bedroom Two

Window with view over the garden and countryside to the front. Ceiling light. Radiator. Power and television points. Built in wardrobe.

#### Bedroom Three

Window to the side and part glazed door opening to the rear of the property. Ceiling light. Radiator. Power points. Door to the:-

#### En-Suite Shower Room

Obscured glazed window to the rear elevation. Recessed ceiling lights. Extractor fan. Chrome heated towel rail. Fitted with a suite consisting of shower cubicle, low level WC and vanity style wash hand basin with sensor mirror over. Tiled walls and tiled floor.

#### Bedroom Four/Office

Window to the side overlooking the parking area. Ceiling light. Radiator. Power points.

## Family Bathroom

Obscured glazed window with tiled sill to the side elevation. Recessed ceiling lights. Extractor fan. Chrome heated towel rail. Fitted with a stylish contemporary suite consisting of low level WC with dual flush facility, pedestal wash hand basin with mono tap and double ended bath with central mixer tap and mains shower over. Tiled walls and floor.

## Outside

### Parking, Double Garage and Office

Double electric gates open from the road onto a long drive that leads to a gravelled parking area to the back to the bungalow. There is space to park multi vehicles and leads to the double garage. This has a remote controlled door and is fitted with light and power. To the side of the garage there are steps (and a ramp is also available for access) rising to the room above, which offers multiple usage. The room has windows front and rear, fitted with light, power water and heating and has been used for dog grooming.

### Outbuildings

There is a large timber cabin in the front garden, purpose built store and four external rooms with light, power and heat plus flap to the outside that were built to a high standard and used for dog boarding. Two units plus the store are close to the bungalow, whilst the other two are located behind the double garage.

### Gardens

The main garden lies to the front of the bungalow and is laid to lawn, planted with a variety of trees, shrubs and flowers and is fully enclosed by timber fencing and post and rail with metal meshing. Steps rise to the balcony. There is also a five bar gate and timber gate to the side of the bungalow that leads to the rear. To the rear of the bungalow there is a the oil tank and air source heat pump with steps rising to a further enclosed garden, which is laid to lawn.

### Useful Information

Energy Efficiency Rating E

Council Tax Band F

uPVC Double Glazing

Main Property - Air Source Heat Pump/Outbuildings - Oil Fired Heating

Drainage - Digester

Freehold

No Onward Chain

### Directions

#### From Sturminster Newton

Leave Sturminster heading towards Sherborne on the A357. Continue left onto the A3030 to King Stag/ and Dorchester. Continue through the village of Bishops Caundle. After a short distance, the gates to the property will be found on the right hand side, not long after the turning to Hawkins Farm and before the double bend sign. Postcode DT9 5LX



**DISCLAIMER:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.