



FOR SALE

Vartenham Close, Milborne Port, Near Sherborne DT9 5FY

£495,000



ORCHARDS
ESTATES

An exciting opportunity has arisen to purchase a generously proportioned family home in popular Milborne Port.

Having been built in 2021, this home enjoys one of the largest gardens in the development which is also remarkably private.

The house has high ceilings giving it a spacious feel and has been immaculately maintained during the current owners' time and is an ideal turn-key property.

Benefitting from a large kitchen / diner, sitting room and downstairs wc / utility room, it enjoys four bedrooms, a family bathroom, an en suite bathroom and master bedroom storage.

The current owners have installed a home office / studio cabin in the garden with power offering the ideal space for working from home or, as is currently the case, a craft room.

Outside there is parking for three cars, one in front of the house and two outside the large double garage.



£495,000



LOCATION

Milborne Port is situated 3 miles to the east of the historic Abbey town of Sherborne.

There is an active village community, with a highly regarded primary school, a busy village hall which hosts a wide range of activities, a coffee shop, supermarket, pharmacy, butchers, the Clockspire Restaurant and a charming 13th century Church. Surrounded by countryside, it offers the convenience of local amenities alongside the peace and quiet of the country.

The historic town centre of Sherborne is only a short drive away 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 short drive to the mainline railway station to London Waterloo.

Approach

The house is situated ahead of you as you enter Vartenham Close. There is parking in front of the house as well as in front of the double garage. There are developed shrubs and plants surrounding the property.

Ground Floor

The ground floor has a sitting room, kitchen diner with modern fitted kitchen and has a view of the garden with the added benefit of large bi fold doors from the dining area. There is a study to the front of the house and a downstairs wc / utility room.

First floor

From the first-floor landing are four bedrooms, two front aspect and two rear aspect, as well as a family bathroom. The master bedroom has an en suite as well as extensive wardrobes.

Garage and Rear Garden

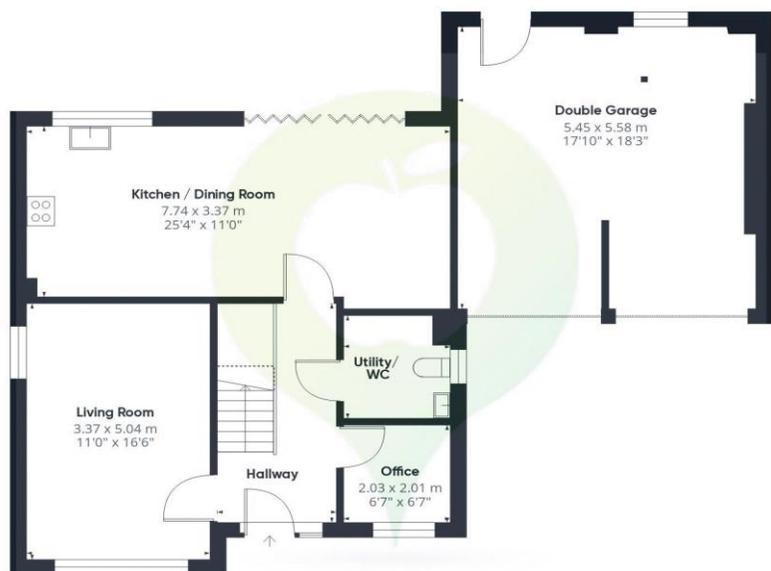
There is a large double garage to the side of the house (this is currently set up as a home gym), ideal either for cars or storage. The rear walled garden is private and a well planted established garden which is perfect for al fresco dining and entertaining with absolute privacy. The garden also benefits from a fully Insulated western red cedar home office/studio with power and underfloor heating.

Material Information

- Freehold Built c.2021
- EPC - B
- Council Tax - E
- Services - Mains water, electric, gas and drainage
- Combi Boiler - 5 years old
- Double Glazing - 5 years old
- Loft - No ladder or lighting
- Double Garage and parking for 3 vehicles
- Management Company - Gateway Property Management -Ground maintenance fee approx. £400 per annum
- Broadband - Ultra Fast available 1800mbps (Ofcom)
- Flood Zone 1 - This property has very low risk of flooding from rivers and sea

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

160 m²

1722 ft²

Reduced headroom

1.3 m²

14 ft²



Floor 1 Building 2

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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