

OAKLEIGH

gth

YETMINSTER





Oakleigh

Coles Lane, Yetminster,
Sherborne, Dorset
DT9 6LP

 4
  6
  4
  323 sq m

An impressive four bedroom detached house and separate two bedroom single storey residence on the edge of Yetminster. Benefiting from ample driveway parking, garage, separate gardens, and paddock totalling approximately 1.15 acres.

Freehold Guide Price £875,000

DESCRIPTION

Oakleigh offers a rare opportunity to purchase a ready-made multi-generational home with substantial family home and detached annexe, perfect for a host of uses. The individual detached home has been sympathetically extended over the years to provide generous bedroom and living accommodation all sat within a generous plot measuring approximately 1.15 acre. The property is positioned on quiet no through road on the edge of the village with views to the rear of the gardens, paddock and countryside beyond.

Main Residence:-

The ground floor provides a wealth of family accommodation comprising a welcoming entrance porch, large L shape sitting room centred around a focal brick fireplace with stone hearth and oak mantle. The fitted kitchen is centrally located within the home with easy access to the most useful utility and cloakroom. The fitted kitchen has been finished to a high standard with a comprehensive range of base and wall units, solid granite worktops and various integral appliances to include a six ring range cooker, fridge and wine cooler to name but a few. The rear outlook can be enjoyed from two rear reception rooms, a beautiful family room with oak flooring and doors out onto the rear decking and through to the garden room, a beautiful bright space with a continuation oak flooring and Velux roof lights with fitted remote operated blinds. Upstairs the property offers four double bedrooms, the principal bedroom and guest suite both benefiting from en-suite shower



facilities with the principal bedroom suite tastefully finished with a Juliette balcony from which to take in the wonderful rear countryside views. The family bathroom completes the first floor accommodation comprising a pedestal sink unit, panelled bath with power shower over, WC, heated towel rail and tiled flooring. The property has been fitted with double glazing throughout, with underfloor heating running through the property.

Single Storey residence:-

This two bedroom timber frame and wood clad lodge, was built by the current vendor as an independent home for a family relative. It now offers the prospective purchaser to use the accommodation for a variety of residential purposes, whether for additional family or as income generation. In summary the accommodation comprises dual aspect open plan kitchen/living room with bi-fold doors, utility room, two bedrooms and bathroom.

OUTSIDE

The location and plot size are a key salient feature of this property and being located on a no through road the tranquillity and privacy is immediately apparent on your approach to the property. To the front of the property vehicular access provides driveway parking for a number of cars and access to the garage with up and over door and pedestrian side access. Oakleigh sits to the front of its plot with a rear yard area providing access to separate autonomous lodge. Both the main residence and lodge benefit from a formal rear garden from which to relax and unwind. Beyond the formal gardens is a pond which is fenced and secure with a paddock beyond measuring approximately 1 acre.

SERVICES & OUTGOINGS

Main residence:- Oil central heating, mains water, drainage and electric. Council Tax Band F - West Dorset Council.

Annexe/ Lodge:- Electric heating, mains water and drainage. Solar PV and battery storage approximately £1000 payback per annum. Council Tax Band A - West Dorset Council.

SITUATION

Oakleigh lies in a quiet backwater to the centre of the popular and attractive village of Yetminster that has a conservation area to its centre made up of period houses and an unusual number of amenities including a Spar supermarket, a public house, a primary school, a health centre, a train halt and is on a bus route while both the local regional centre and the historic Abbey town of Sherborne lie within short motoring providing between them an excellent range of cultural, recreational and shopping facilities. Sporting, walking and riding opportunities abound within the area with many walks to be had from the village itself while the region is well known



for both its public and privately funded schooling. Communication links are good with the train station at Yetminster on the Weymouth to Bristol line, a main line station at Sherborne linking directly with London Waterloo while road links are along the A303 joined at Wincanton giving swift access to London and the Home Counties along the M3, M25 route.

DIRECTIONS

What3words:///goodnight.tables.dude

ADDITIONAL INFORMATION

Broadband: FTTP—Superfast broadband is available—highest available download speed 80 Mbps, highest available upload speed 20 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a LOW RISK from Surface Water flooding (defined as the chance of flooding each year as between 0.1-1%) and VERY LOW RISK from Rivers and Sea.



VIEWING

Strictly by appointment with the agents
Greenslade Taylor Hunt.

3 Cheap Street, Sherborne, Dorset, DT9 3PT

Email: residential.sherborne@gth.net

Tel: 01935 813577 | Ref: SHE240127

GREENSLADE TAYLOR HUNT
www.gth.net

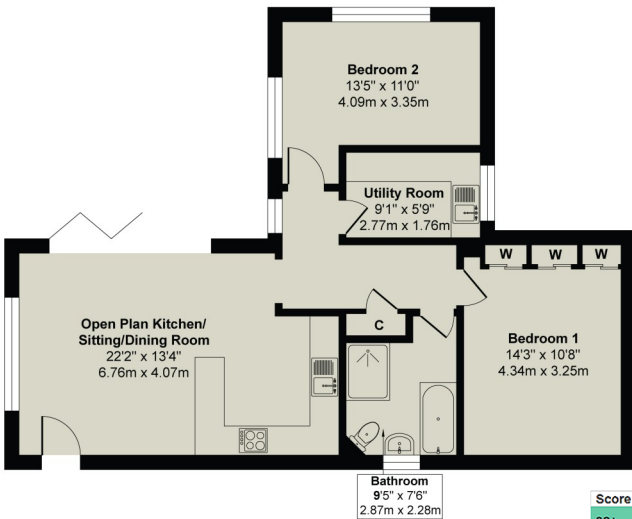
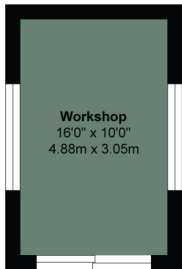
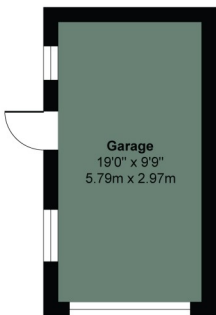
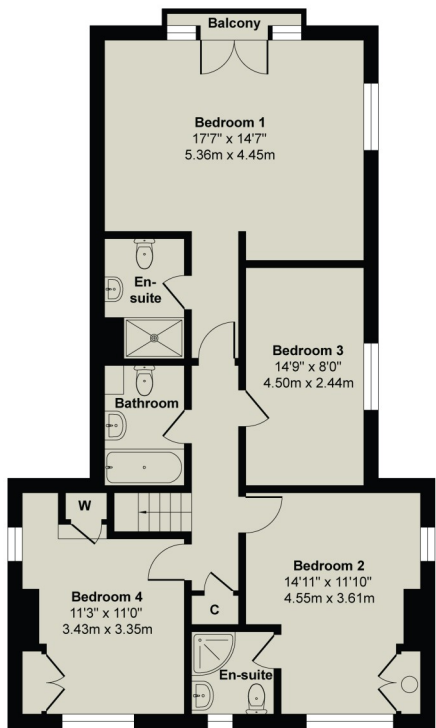
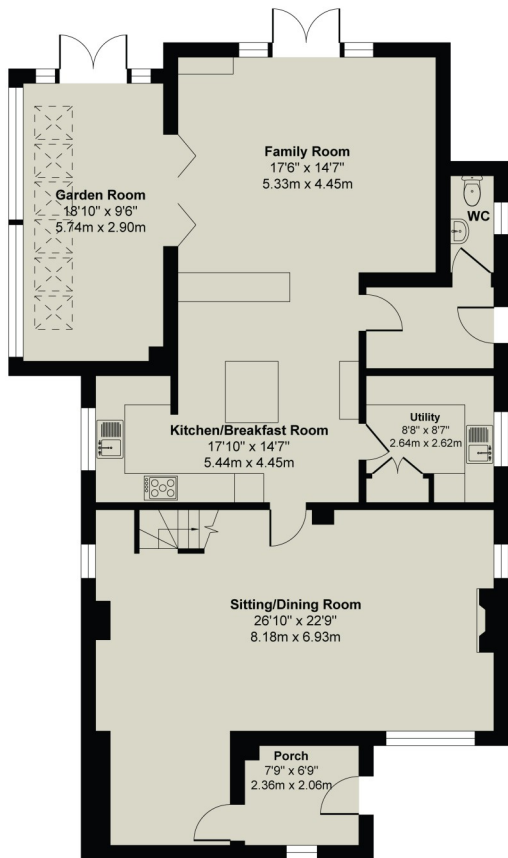
Coles Lane, Yetminster, Sherborne, Dorset, DT9

Approximate Area = 3,133 sq ft / 291.09 sq m

Garage/Workshop = 345 sq ft / 32.08 sq m

Total = 3,478 sq ft / 323.17 sq m

For identification only - Not to scale



© 2024 Greenslade Taylor Hunt. 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

gth

