

# Towers Wills

Town & Country

Offers In Excess  
of  
£450,000



## 1 Gifle View, Sherborne, Dorset, DT9 6SS

Towers Wills are pleased to welcome to the market this immaculately presented family home situated in the most sought after Dorset village of Thornford. This superb four bedroom detached home comes with double garage and driveway, this property is one not to be missed. The property briefly comprises of open plan kitchen/dining room, utility, living room, conservatory, four bedrooms with master en-suite, rear gardens and most useful outside office/summer house. The house is of show home standard throughout and positioned in a no through cul-de-sac location.

## Key Features

- Detached
- Desirable village location
- Four bedrooms
- Master En Suite
- In excellent condition throughout
- Double Garage
- Open Plan Living

## Entrance Porch

## Hallway

With stairs rising to the first floor, under stairs storage cupboard, wooden flooring, radiator and window to the front.

## W.C./Cloakroom

With wash hand basin, w.c and window to the front.

## Kitchen/Dining Room

Comprising of a range of wall, base and drawer units, Quartz work surfacing with sink/drainers, island with induction hob, space for fridge/freezer, Neff oven, built-in dishwasher and Karndean flooring throughout.

## Dining Area

Perfect area for entertaining; space for large dining furniture and double doors leading out to the rear garden.

## Living Room

Feature fireplace with inset wood burner and double doors leading to the conservatory.

## Conservatory

Glass aspect with views into the garden, double doors and heating.

## Utility Room

Comprising base units and work surfacing with stainless steel sink drainer, space for washing machine and tumble dryer and doors leading to the rear garden.

## First Floor Landing

Giving access to all bedrooms, family bathroom, window to the end and radiator.



**Master Bedroom**

Window to the rear overlooking the garden, radiator, free standing wardrobes and door to en-suite.

**En-suite**

Suite comprising corner shower cubicle, wash hand basin and w.c.

**Bedroom Two**

Window to the rear and radiator.

**Bedroom Three**

Bay window to the front, radiator and access to the 'jack and jill' bathroom.

**Bedroom Four/Office**

Window to the front, radiator and storage cupboard.

**Family Bathroom**

Suite comprising L-shaped bath with shower over, 'his and her' wash hand basins, w.c, storage cupboard, airing cupboard, tiled surround and 'jack and jill' doorway.

**Outside****Front Garden**

To the front there is a driveway providing off road parking for 2/3 cars. There is an area of lawn with pedestrian pathway leading to the front door and side access into the rear garden.

**Rear Garden**

To the rear there is a private and secure garden which is mainly laid to Astro being perfect for low maintenance. There is a patio area abutting the rear; perfect area for entertaining and alfresco dining and there is also a pond with summer house beyond.

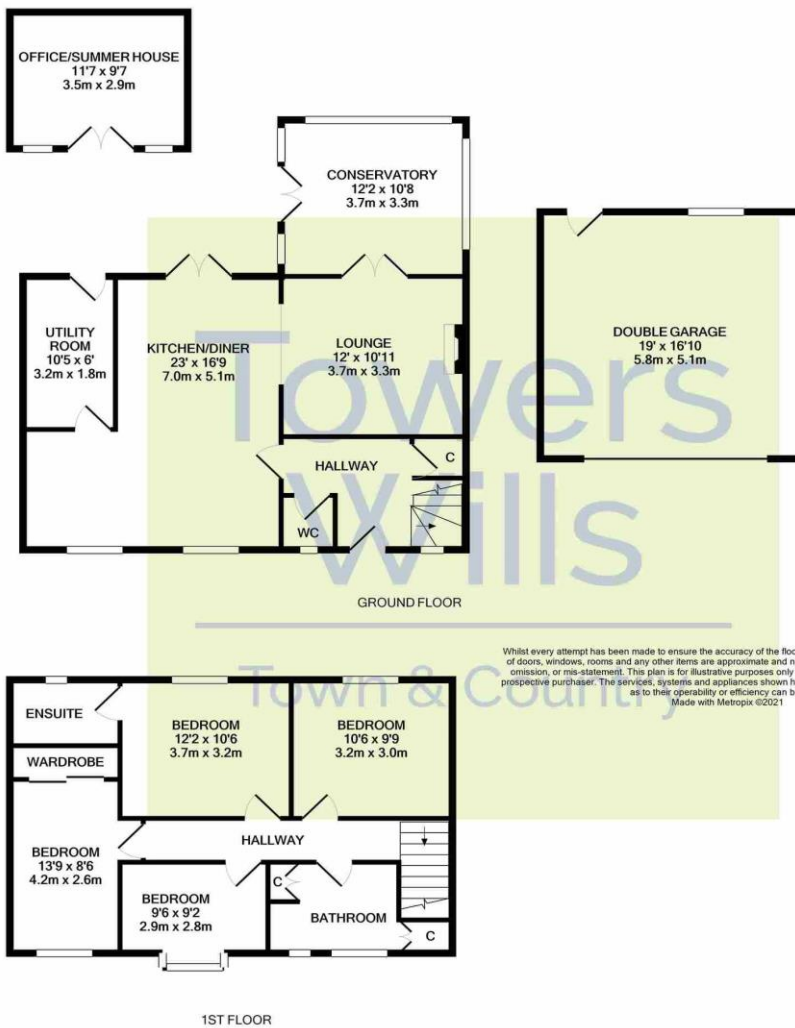
**Summerhouse/Office**

With power and light.

**Double Garage**

With power, light, storage and access through to the rear garden.

## Floor Plan



## Energy Efficiency

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

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