



MEYERS
FAMILY RUN ESTATE AGENCY



Warmwell
Dorchester
Offers Over £500,000

A four bedroom detached, characterful home built in approximately 1875 in a wonderful, scenic location, located on the outskirts of Broadmayne Village 4 miles south-east of Dorchester. The accommodation, in short: Entrance hall with original flagstone flooring, leading to a bathroom. The dining room has an attractive original stone mullion and latticed bay window, and an open fire with Purbeck stone surround. From here, both the kitchen through to utility and living room, leading to conservatory, can be accessed. The kitchen/breakfast room is traditional in style with a gas-fired Rayburn, an integrated dish-washer. On the first floor are four bedrooms, an en-suite wetroom and a family bathroom.



Owners Comments

"We purchased West Lodge which from the carvings on the beams in the loft was constructed in 1878. Lodge house to the nearby Warmwell House. We fully renovated it, installed mains gas central heating and a Rayburn. An extension and hard wood conservatory were built in 2008. There is a fireplace yet to be opened up in the second bedroom. There is a capped ancient stone, chalk well in the garden which would make a stunning feature which is untouched. Proximity to main line/ train station for London is excellent, 3 miles at Moreton Railway Station. The property is within the catchment for Broadmayne first school, Puddletown/St Osmunds, and Thomas Hardy School.

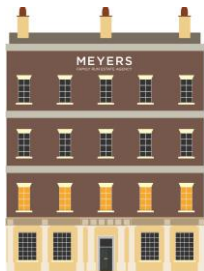
Kids likes: no neighbours, huge garden for running and practising golf etc, watching wildlife, (doe and her fawn visited regularly twice a day to eat the windfalls), nature lovers paradise with night jars, woodpeckers, partridges, pheasants, deer, bats, frequent residents. Very little light pollution so star and moon gazing is incredible, building dens in the garden. All buses stop at the door to pick up and drop off from school."

Warmwell

Dorchester

Summary of Features

- > Detached Family Home
- > Original Character Features Throughout
- > Impressive Extension
- > Four Bedrooms. Master with En Suite Wetroom
- > Two Reception Rooms and Further Conservatory
- > Kitchen/Breakfast Room and Separate Utility
- > Generous Garden, Outbuildings and Driveway
- > Uninterrupted Countryside Views



Entrance Porch

Front aspect wooden door, alarm control panel with panic emergency switch, radiator, flagstone flooring.

Downstairs Bathroom

White bathroom suite comprising low level W.C., wash hand basin, roll top bath with telephone mixer tap and shower attachment, radiator, side aspect single glazed lattice window.

Dining Room

14' 3" x 13' 8" (4.34m x 4.16m)
Front aspect stone bay fronted mullion window with lattice windows, Purbeck stone fireplace with open fire and Purbeck stone hearth, newly fitted carpet, smoke detector, radiator.

Kitchen/Breakfast Room

14' 0" x 10' 2" (4.26m x 3.10m)
Range of wall and base units with roll top work surface over, inset Rayburn which provides central heating, cooking and hot water, Belfast sink with chrome mixer tap, space for free standing fridge freezer, built in dish washer, radiator, original panel walls, exposed beams, wooden parquet flooring, side aspect double glazed wooden window, side aspect window looking into the newly converted oak conversion, behind wooden door there is access to first floor landing. Solid stone steps leading down to rear aspect wooden door providing access to garden, rear aspect double glazed wooden window.

Utility Room

9' 9" x 7' 0" (2.97m x 2.13m)
Space and plumbing for white goods, base unit with stainless steel sink, radiator.

Sitting Room

24' 8" x 14' 4" (7.51m x 4.37m)
Two front aspect double glazed solid oak windows, side aspect box bay solid oak double glazed window with views beyond, rear aspect double glazed solid oak window, rear aspect solid oak double glazed sliding door leading to conservatory, multiple television points and telephone points, solid oak flooring.

Conservatory

13' 5" x 8' 2" (4.09m x 2.49m)
Pilkington K glass, rear aspect hard wood double glazed windows, side aspect hard wood double glazed French doors leading to garden, radiator, tiled flooring.

Lobby

Under stair storage cupboard.

First Floor Landing

Staircase leading to ground floor, access to loft area, alarm control panel, radiator, airing cupboard enclosed by wooden door which houses the immersion tank.

Bedroom One

14' 4" x 13' 6" (4.37m x 4.11m)
Front aspect double glazed solid oak window, rear aspect double glazed solid oak window, side aspect box bay window with inset solid oak double glazed windows, built in storage behind double wooden doors, radiator, telephone point, television point, panic buttons, underfloor heating control for the en suite wet room.

En Suite Wet Room

Rear aspect double glazed solid oak window, extractor fan, inset down lighters, inset wash hand basin with chrome mixer tap, low level W.C., heated towel rail.

Family Bathroom

White bathrooms suite comprising low level W.C., inset base units with storage under and inset wash hand basin with chrome mixer tap, corner panel bath with chrome mixer tap and shower attachment, fully tiled walls, access to second loft area, extractor fan, heated chrome towel rail, vinyl flooring, rear aspect double glazed solid oak window.

Bedroom Two

13' 9" x 11' 0" (4.19m x 3.35m)
Front aspect stone mullion lattice window, (potential for fireplace), exposed wooden beam, vanity base unit with inset hand wash basin, radiator, telephone point.

Bedroom Three

9' 9" x 6' 7" (2.97m x 2.01m)
Rear aspect single glazed lattice window, radiator, telephone point,

Bedroom Four

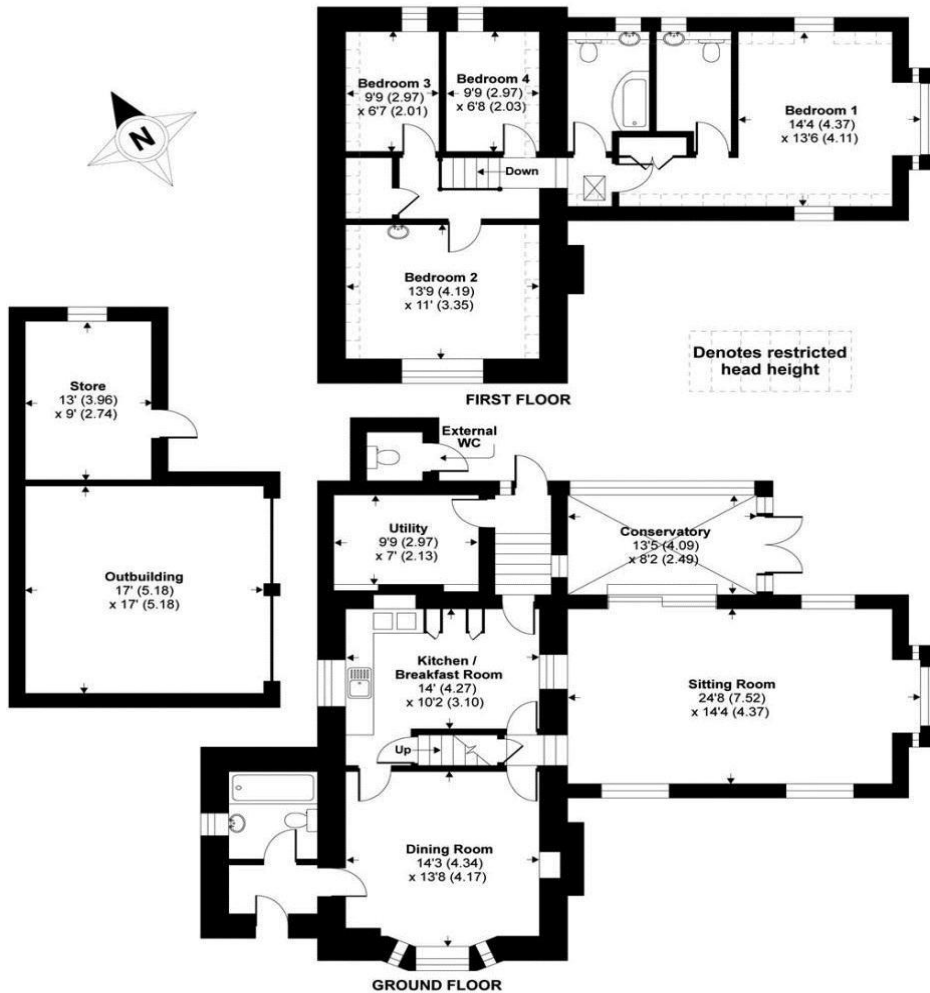
9' 9" x 6' 8" (2.97m x 2.03m)
Rear aspect single glazed lattice window, smoke detector, radiator.

Outside

The plot of approximately 0.8 of an acre consists of a small parcel of woodland and beautiful mature garden abutting open fields with far reaching country views. A gravel area surrounding the property on three of its four sides creates a suitable parking area, accessed from the bridle way to the front, with sufficient space for cars. There also outbuildings and a quaint outside WC/privy still standing adjoining the exterior of the house.

EPC Rating E

APPROX. GROSS INTERNAL FLOOR AREA 2064 SQ FT 191.7 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT, EXTERNAL WC, STORE & INCLUDES OUTBUILDING)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Directions

From Dorchester From Top o town roundabout head east on High West Street towards Trinity Street, continue to follow this road until you reach Kings Road, take a right onto Kings Road, at the roundabout, take the 1st exit onto Alington Road/St.Georges Road, continue to follow Alington Road, at the roundabout, take the 1st exit and stay on Alington Road, continue to follow this road, at the roundabout, take the 2nd exit onto Alington Avenue, at the Trumpet Major roundabout, continue straight onto A352, at the Max Gate roundabout, take the 2nd exit and stay on A352, at next roundabout take the 2nd exit to Broadmayne, Proceed out of Broadmayne past Normal Farm Supplies on the left hand side, take the second track on the left. Take bridleway, lodge can be seen from the road.

Meyers are recommendation based estate agents with a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. We happily cover Dorchester, Weymouth, Portland, Blandford, Poole, Bournemouth, Wool, Wareham, Sherborne, Yeovil, Bridport and the countryside in between, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Professional and Drone Photography, London Marketing Exhibitions, Independent Financial Advice and the conveyancers to help you move. Call us today FREEPHONE on 0800 8499256 for help selling your house today.

Lettings Office Open

Meyers Estate Agents have a highly successful letting department which includes management at competitive fees and valuable service levels. If you require a rental valuation or further information please call us today on 01305 236248



Tel 01305 259436 | Email info@meyersstates.com | Web www.meyersstates.com

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Meyers Estate Agents.