



## Valley Side View Egypt Lane

Piddletrenthide Dorchester, DT2 7QZ



Offers Over  
£500,000 Freehold



# Egypt Lane

Piddletrenthide Dorchester, DT2  
7Q7

- Three Bedrooms
- Wood Burning Stove
- Kitchen/Diner
- Large Garden
- Quiet Location
- Utility Room
- Two Ensuite's
- Large Driveway
- Garage
- Desirable Location





This ELEGANTLY POSITIONED, three bedroom, detached residence with GARDEN and COUNTRYSIDE views, is nestled at the end of a quiet track, in the traditional and picturesque village of Piddletrenthide, Dorset.

Externally to the front, is a large shingle driveway with off-road parking for multiple vehicles. A door then leads to a sizeable garage offering both power and light. There is a side log store and front shed. The main entrance door provides access to a welcoming hallway that leads to the living accommodation. The living room is of generous proportions and offers double aspect, double glazed windows allowing for plenty of natural light. The main feature though in the living room is an attractive wood burning stove.



Also on the ground floor is a Large double bedroom (could be used as a separate dining room if preferred), modern fitted kitchen/diner, utility room with ample space for a tumble dryer and cloakroom comprising a double width shower cubicle, low level W.C and Pedestal wash hand basin.

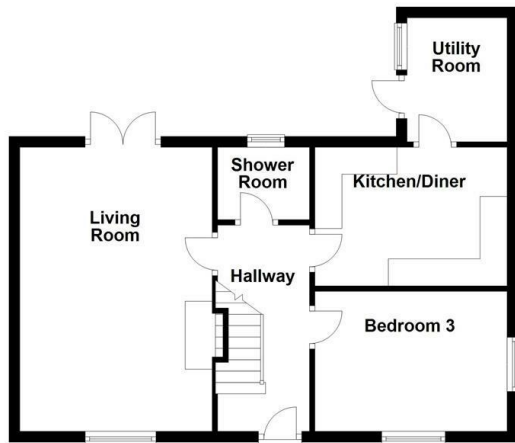
The first floor landing provides access to two additional bedrooms. The landing also boasts two large storage cupboards. Bedroom One is a very generous size and offers a pleasant outlook over neighbouring trees. An ensuite bathroom comprises a panelled bath, double width shower cubicle, W.C and wash hand basin. The second bedroom is a large double and also boasts an ensuite shower room consisting of a shower cubicle, W.C and wash hand basin.

Externally to the rear, there is a large patio area with pergola. Steps then lead to a large lawned area, with shrubs to borders. The garden is well presented and when at the top, offers a beautiful outlook over fields beyond. There is also a storage shed.

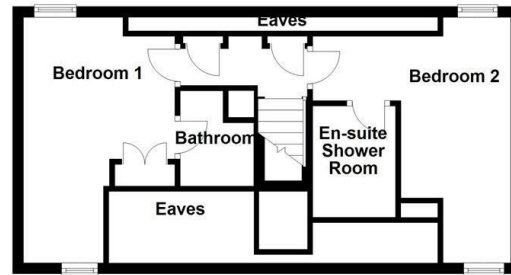
The property is situated down in the highly desirable village of Piddletrenthide, down a quiet little track in Egypt Lane. If a quiet life in the countryside is what you're after, then this beautiful property could be the one for you.



Ground Floor



First Floor



**Living Room**  
21'8" x 13'7" (6.61m x 4.16m)

**Kitchen/Diner**  
14'6" x 11'5" (4.44m x 3.50m)

**Bedroom Three**  
14'6" x 9'8" (4.44m x 2.95m)

**Shower Room**  
8'7" x 5'2" (2.63m x 1.58m)

**Utility Room**  
5'10" x 9'10" (1.78m x 3.00m)

**First Floor**

**Bedroom One**  
13'1" x 16'11" max (4.0m x 5.17m max)

**Ensuite Bathroom**  
7'7" x 8'10" (2.32m x 2.70m)

**Bedroom Two**  
16'10" x 15'8" max (5.15m x 4.80m max)

**Ensuite Shower Room**  
5'10" x 8'0" (1.78m x 2.45m)

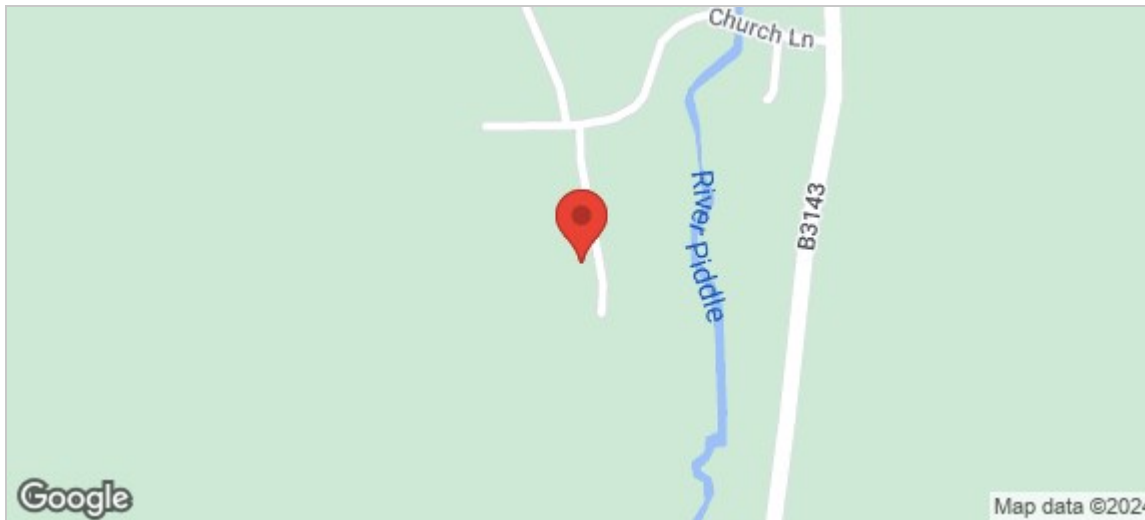
**Additional information**

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Detached  
 Property construction: Blockwork  
 Mains Electricity  
 Mains Water & Sewage: Supplied by Wessex Water  
 Heating Type: Oil  
 Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.  
<https://checker.ofcom.gov.uk/>

**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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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