



I VINCENT COTTAGES

Evershot, DT2 0JS

Price Guide £295,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Welcome to this charming property located on Back Lane in the picturesque village of Evershot. This delightful house offers a wonderful opportunity for those seeking a peaceful and idyllic countryside lifestyle. The village of Evershot provides a setting, perfect for those looking to escape the hustle and bustle of town life. The house features rooms that are bathed in natural light, creating a bright and airy atmosphere throughout. Whether you are relaxing in the living room or preparing a meal in the kitchen, you will feel right at home. In addition to its charming interior, the house also benefits from a lovely garden. Imagine sipping your morning tea on the decking or hosting a summer barbecue with friends and family in this delightful outdoor space.

Situation

Dorchester 13 miles Mainline railway service to London Waterloo.

Beaminster 7.3 miles

Bridport 12 miles

Mileages approximate.

The local area

Evershot is a picturesque village in the heart of Dorset with a wonderful history, including links to Thomas Hardy. Although the village has a small population there are ample amenities including a primary school, village shop/post office, award winning pub, Summer Lodge Hotel which has Relais & Châteaux status, bakery and village hall. Nearby is Illchester Estate which has lovely walks through the deer park.

The village is conveniently placed about 7 miles from Yeovil, 11 miles from Dorchester and 12.5 miles from Sherborne, all of which have mainline train stations. The larger village of Maiden Newton is just over 6 miles away and has railway links to London. There is also an excellent selection of private and state secondary schools in the local area.

Local Authority

West Dorset Council Tax Band: B

Tenure: Freehold

EPC Rating: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance hall

Timber effect floor and electric radiator.

Kitchen

Timber effect floor, range of cupboards and drawers, single drainer sink unit and splashbacks.

Sitting Room

Timber effect floor ,fireplace with wood burner, electric radiator.

Conservatory

Doors to decking and gardens.

First Floor

Landing

Cupboard and timber effect floor.

Bedroom 1

Airing cupboard, electric radiator.

Bedroom 2

Timber effect flooring and electric radiator.

Bathroom

Shower cubicle, hand basin and low level w/c.

Outside

Gardens

Outside to the front there is a path leading to the property and a side gate to the side and rear garden. There are also flower borders to the front of the property. There is a parking area to the rear of the building where there are two parking spaces. There is also a parking space to the front.

There is a rear timber decking area with balustrade, leading off from the

conservatory, which continues round to the side where a larger area of decking abuts the side of the house. A large shed gives excellent storage. A gentle slope leads down to a lower tiered level of garden, which is laid to lawn. A greenhouse is situated here. Small kitchen garden.

Material Information_

Additional information not previously mentioned

- Mains electric, gas and water.
- Heating electric room heating.
- Mains drainage.
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

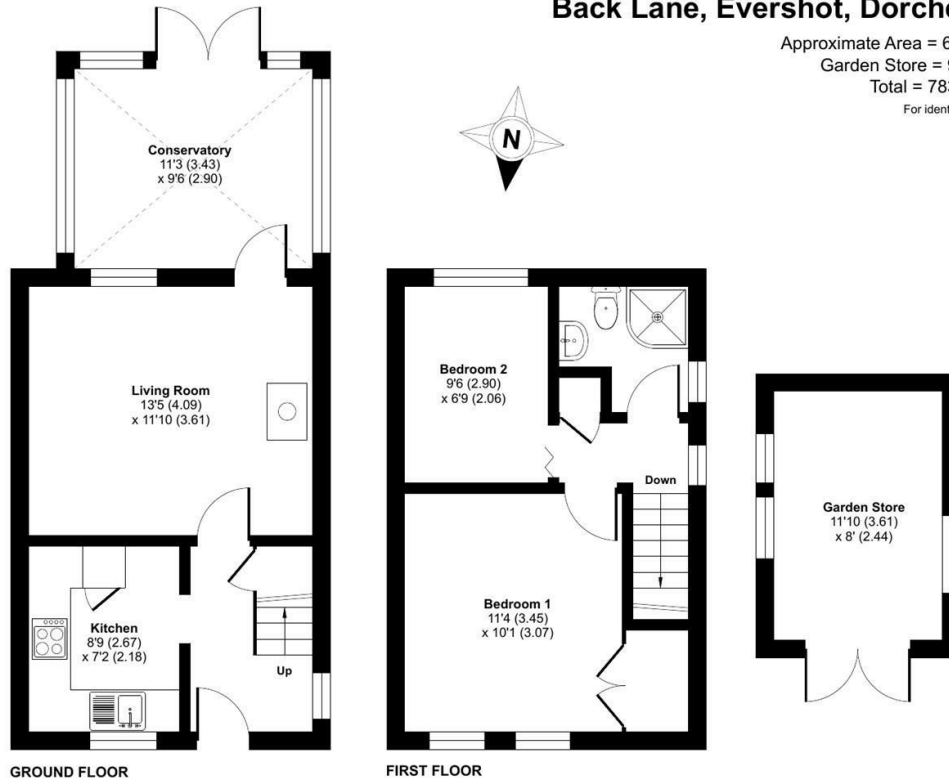
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

Back Lane, Evershot, Dorchester, DT2

Approximate Area = 689 sq ft / 64 sq m
Garden Store = 94 sq ft / 8.7 sq m
Total = 783 sq ft / 72.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Mayfair Town & Country. REF: 1154460



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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beaminster@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

