



## DRIVE END LODGE

Melbury Osmond, DT2 0NA

Price Guide £275,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Nestled in the charming village of Melbury Osmond, this delightful house offers a perfect blend of rural tranquillity and modern living. Surrounded by picturesque countryside, the property is ideal for those seeking a peaceful retreat while remaining conveniently close to local amenities and transport links.

The house boasts a spacious layout, providing ample room for both relaxation and entertaining. Natural light floods through the well-proportioned rooms, creating a warm and inviting atmosphere. The interior features a harmonious mix of traditional and contemporary, ensuring a comfortable living experience.

The garden is a true highlight, offering a private outdoor space where one can enjoy the beauty of nature. It is perfect for gardening enthusiasts or simply unwinding after a long day. The surrounding area is rich in scenic walks and outdoor activities, making it an excellent choice for nature lovers.

## Situation

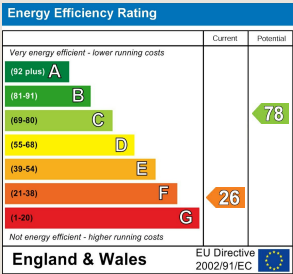
Distances to:  
Dorchester 14.7 miles approx. Mainline railway station Weymouth to Waterloo(London)  
Bridport 20 miles approx.  
Yeovil 6.7 miles approx. Mainline railway station Exeter to Waterloo(London).

## The local area

The popular village of Melbury Osmund is located within a picturesque rural valley with excellent access to local road networks, just off the Dorchester/Yeovil Road (A37). At the centre of the village lies the church of St Osmond with its active community centred around the village hall. There is also a children's recreation ground with play equipment, tennis court and boule court. Local facilities are available in the nearby village of Evershot. These include a popular primary school, general stores, post office and public house.

## Local Authority

Doset Council Tax Band: D  
Tenure: Leasehold  
EPC Rating: F



# PROPERTY DESCRIPTION

## Hall

Flagstone flooring.

## Living Room

A charming room with stone fireplace,dual aspect,beams and views.

## Dining Room

A fine room with oil fired Aga, dual aspect, range of fitted cupboards and drawers.

## Kitchen

A delightful room with range of cupboards and drawers, tiled floor, double drainer sink unit, fitted hob and oven and dishwasher.

## Inner Hall

Cupboard housing oil fired boiler providing central heating to radiators.

## Utility Area

Door to gardens, sink and plumbing for washing machine.

## Cloakroom

Suite comprising low level w/c and hand basin.Flagstone flooring.

## First Floor

## Landing

## Bedroom 1

Range of fitted cupboards, window seat and views.

## En Suite

Shower cubicle.

## Bedroom 2

Bookshelving and windowseat.

## Bathroom

Suite comprising panelled bath,hand basin,low level w/c and tiled walls.

## Outside

Paved drive leading to Detached Single Garage

## Gardens

The gardens are a particular feature and comprise lawned areas, well stocked beds and borders, rear paved terrace, ornamental pond, garden store and summerhouse with lawn and superb open views over the surrounding countryside. Kitchen garden with raised beds.

## Material Information\_

Additional information not previously mentioned

- Mains electric,and water.
- Oil fired heating to radiators.
- Treatment plant.
- 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)

## Useful Information

Drive End Lodge has a 90 year lease from the Ilchester Estate with 52 years remaining.

Our clients have approached the estate who have indicated that they would consider extending the lease.

Ground rent £189 pa.

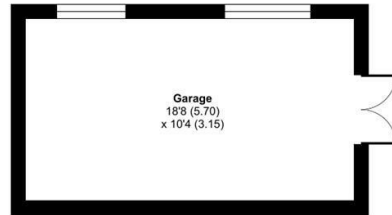
## Drive End Lodge, Melbury Osmond, Dorchester, DT2

Approximate Area = 1081 sq ft / 100.4 sq m

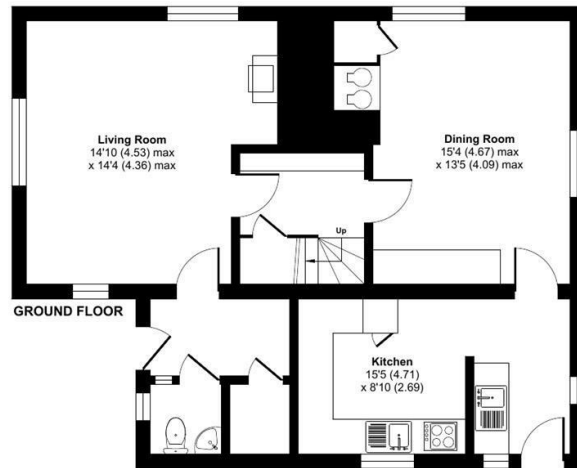
Garage = 193 sq ft / 17.9 sq m

Total = 1274 sq ft / 118.3 sq m

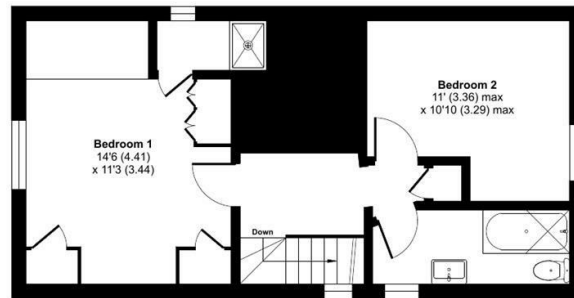
For identification only - Not to scale



GARAGE



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Mayfair Town & Country. REF: 1248235



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

**01308 862606**

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### 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)

