



THE HERMITAGE

Evershot, DT2 0PQ

Price Guide £750,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A detached split level house requiring refurbishment located in a rural position on the edge of the picturesque village of Evershot. This spacious detached house has reconstituted stone elevations under a tiled roof, was built in the 1960's and has two reception rooms and four spacious bedrooms.

Situated within attractive garden and grounds spanning approximately 1.87 acres, this property offers plenty of outdoor space for gardening, outdoor activities, or simply enjoying the fresh country air. The expansive grounds provide a peaceful retreat where you can unwind and appreciate the beauty of nature.

Situation

Beaminster - 7.3 miles
Yeovil Junction Station - 8.2 miles Mainline railway service to London Waterloo.
Bridport - 12 miles
Dorchester - 13 miles Mainline railway service to London Waterloo.

Mileages approximate.

The local area

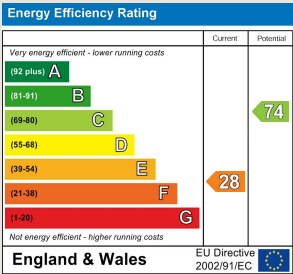
Evershot is a picturesque village in the heart of Dorset with a wonderful history, including links to Thomas Hardy. Although the village has a small population there are ample amenities including a primary school, village shop/post office, award winning pub, Summer Lodge Hotel which has Relais & Châteaux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

The village is conveniently placed about 7 miles from Yeovil, 13 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.

This property has no further chain.

Local Authority

Dorset Council Tax Band: G
Tenure: Freehold
EPC Rating: F



PROPERTY DESCRIPTION

Entrance Hall

Cupboard, two radiators.

Cloakroom

Suite comprising hand basin ,w/c and radiator.

Sitting Room

Triple aspect, stone fireplace, radiator, garden views and door to gardens, two radiators.

Dining Room

Dual aspect, radiator, hatch to the kitchen.

Kitchen

Range of cupboards, double drainer sink unit, larder, Aga.

Bedroom 1

Dual aspect. Two wardrobes, two radiators.Hand basin.

Bedroom 2

Wardrobe, and hand basin, radiator.

Bathroom

Suite comprising, panelled bath, hand basin, low level w/c, bidet, radiator.

Utility Room

Deep glazed sink, water softener, radiator.

First Floor

Bedroom 3

Velux roof light, radiator.

Bedroom 4

Radiator.

Shower Room

Suite comprising shower cubicle, hand basin and low level w/c, velux roof light, heated towel rail.

Integral Garden Room

Outside

Driveway leading to parking area and 2 garages.

The gardens which adjoin open farmland and surround the property are a particular feature with many trees including Beeches, Oak and Firs. There are areas of lawn, well stocked shrub borders, orchard and Paddock.

Material Information_

Additional information not previously mentioned

- Mains electric and water.
- Oil fired central heating.
- Sewerage septic tank.
- 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

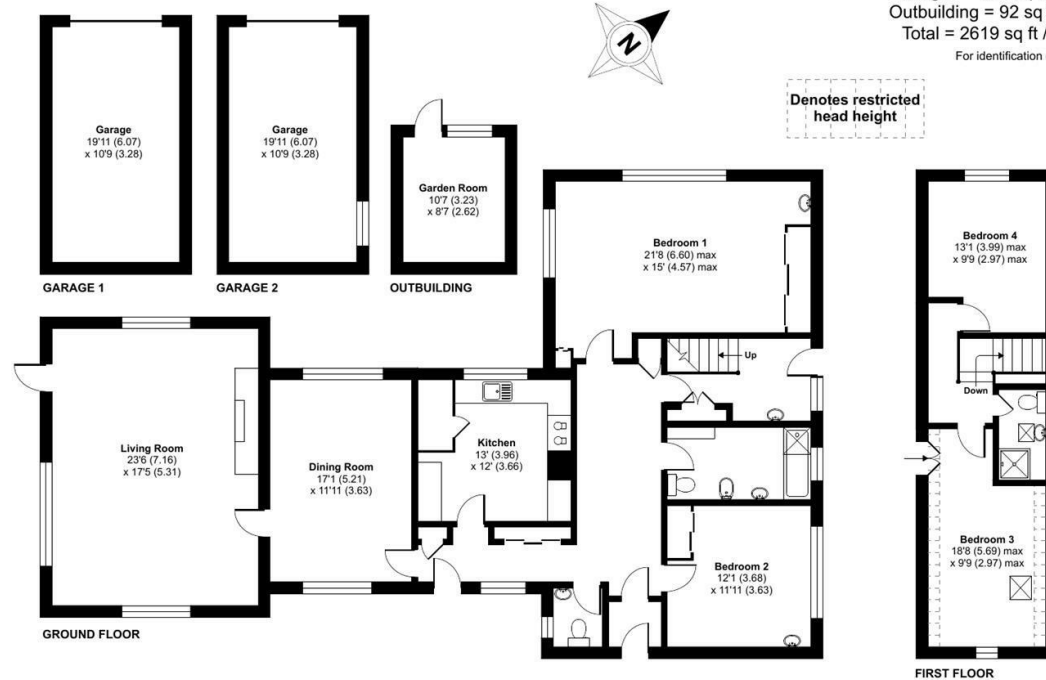
Flood Information:

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

The Hermitage, Evershot, Dorchester, DT2

Approximate Area = 2065 sq ft / 191 sq m
 Limited Use Area(s) = 30 sq ft / 2.7 sq m
 Garages = 432 sq ft / 40.1 sq m
 Outbuilding = 92 sq ft / 8.5 sq m
 Total = 2619 sq ft / 243.3 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: 1134466



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

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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)

