

Rolfe East



Majors Common, Buckland Newton, DT2

Price Guide £375,000

- SUBSTANTIAL MATURE DETACHED HOUSE REQUIRING RENOVATION (1704 square feet).
- LARGE PRIVATE DRIVEWAY AND GARAGE.
- SHORT DRIVE TO NEIGHBOURING TOWNS OF DORCHESTER AND SHERBORNE.
- VACANT - NO FURTHER CHAIN.
- SUPERB SCOPE FOR EXTENSION AND RECONFIGURATION.
- PRETTY DORSET VILLAGE LOCATION - AREA OF OUTSTANDING NATURAL BEAUTY.
- ATTACHED BUILDING PLOT WITH PLANNING PASSED FOR 3 DETACHED DWELLINGS.
- OCCUPYING A PLOT OF A THIRD OF AN ACRE (approximately).
- WITHIN WALKING DISTANCE OF VILLAGE PUB, SHOP AND PRIMARY SCHOOL.
- BUILT AND KEPT IN THE SAME FAMILY FOR OVER 70 YEARS!

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Council Tax Band: F

CASH BUYERS ONLY - SUBSTANTIAL DETACHED HOUSE REQUIRING RENOVATION. 'Newlyn' is a mature, detached, double-fronted house (1704 square feet) built and kept in the same family for over 70 years - situated in a level plot and substantial front and rear gardens extending to approximately a third of an acre. The property boasts extensive driveway parking and attached single garage. The property requires renovation throughout but offers tremendous scope for reconfiguration and extension, subject to the necessary planning permission. The property is situated in the heart of the pretty Dorset village of Buckland Newton. Buckland Newton has an excellent shop, primary school, village hall and church, all of which lie within walking distance of this home. The Gaggles of Geese public house is a very popular local pub and within a short walking distance from the property. It is a vibrant village, set at the head of the Piddle Valley, in an area designated as being of Outstanding Natural Beauty. Stretching to the west is the Blackmore Vale, whilst to the south is the rolling chalk downlands for which this central part of the county is well known. There is some excellent walking from the doorstep, and it is easy to attain the hilltops and the fine views to be had over the locality. The B3143 which runs through the Piddle Valley connects the village to the county town of Dorchester, and the Abbey town of Sherborne. Sturminster Newton, Blandford and Yeovil are also within commutable distance. The Jurassic coast is also within easy driving distance, and there are mainline railway stations at Dorchester and Sherborne, both connecting with London Waterloo in a surprisingly short space of time. It is a short drive to the vibrant town of Dorchester and the historic town centre of Sherborne with its superb boutique high street with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. VACANT.

We also believe the land would be of interest to property developers. The property also has an attached building plot (all in - approximately one acre) with planning consent passed (in principle) to build three substantial detached dwellings. Please contact the selling agent for more details. The building plot can be purchased separately from the main house if required. VACANT - NO FURTHER CHAIN.

Doors lead to entrance porch, glazed front door and windows lead to entrance reception hall.

Entrance Reception Hall – 12'1 Maximum x 9'4 Maximum

A useful greeting area providing a heart to the home, staircase rises to the first floor, radiator, telephone point, door to hall cupboard space, further door leads to understairs cupboard space, doors lead off the entrance hall to the main ground floor rooms.

Sitting Room – 19'10 Maximum x 11'11 Maximum

A generous main reception room enjoying a light multiple aspect with uPVC double glazed windows to the front and rear, uPVC double glazed sliding patio doors to the side, two radiators, brick fireplace with open fire and tiled hearth, TV point.

Dining Room – 12'3 Maximum x 10'10 Maximum

Another generous reception room enjoying a light dual aspect with uPVC double glazed window to the front, uPVC double glazed window to the side, tiled fireplace and hearth, radiator.

Kitchen Breakfast Room – 11'10 Maximum x 11'7 Maximum

uPVC double glazed window to the rear overlooks the rear garden, a range of fitted kitchen units comprising laminated work surface, decorative tiled surrounds, inset stainless steel sink bowl and drainer unit, mixer tap over, a range of drawers and cupboards under, space and plumbing for washing machine, space for fridge, space for electric oven, a range of matching wall mounted cupboards, fireplace recess houses oil fired aga, door leads to walk-in shelved larder, multi pane glazed door leads to rear boot room.

Boot Room / Rear Porch – 16'10 Maximum x 6'11 Maximum

Floor standing oil fired central heating boiler, windows to the rear overlooks the rear garden, glazed door to the rear, integral door to garage, door from the boot room leads to ground floor WC.

Ground floor WC – Fitted low level WC, window to the rear.

Doors from the kitchen breakfast room and the boot room lead to office.

Study – 12'2 Maximum x 8'11 Maximum

Window to the rear, uPVC double glazed window to the side, shelved alcove.

Staircase rises from the entrance reception hall to the first floor landing. A huge landing area measuring 16' maximum by 12'1 maximum, radiator, uPVC double glazed window to the front overlooks the front garden, door leads to airing cupboard housing lagged hot water cylinder, immersion heater, slatted shelving, further door to fitted storage cupboard, ceiling hatch to loft storage space, doors lead off the landing to the first floor rooms.

Bedroom One – 19'9 Maximum x 11'10 Maximum

A huge main bedroom, formerly two bedrooms and easily converted back, enjoying a light dual aspect with large windows, uPVC double glazed window to the front and rear, views across the rear garden to countryside beyond, two radiators, telephone point.

Bedroom Two – 10'10 Maximum x 11'10 Maximum

A second generous double bedroom, uPVC double glazed window to the front.

Bedroom Three – 12'3 Maximum x 8'7 Maximum

A generous third bedroom, uPVC double glazed window to the rear overlooks the rear garden, radiator, fitted storage cupboard.

Family Bathroom – 8'7 Maximum x 4'11 Maximum

A fitted bath with mains shower tap arrangement over, shower rail, pedestal wash basin, tiling to splash prone areas, radiator, uPVC double glazed windows to the rear.

Separate WC – Fitted low level WC, uPVC double glazed window to the rear.

Outside

Double gates give vehicular access from the road, driveway parking leads to attached garage.

Attached Garage – 16'10 in depth x 8'4 in width

Metal up and over door, lights and power connected, window to the rear, personal door to the boot room.

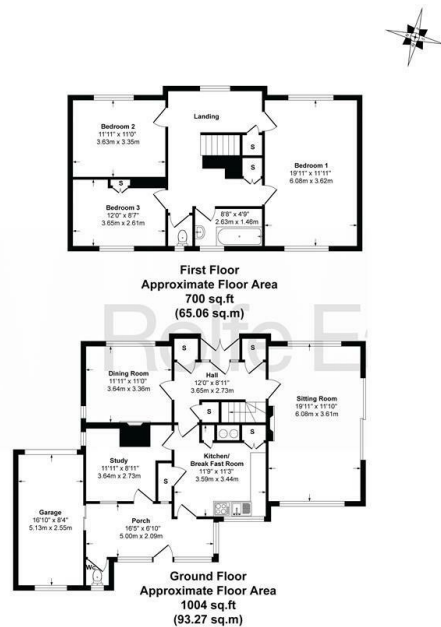
This property stands in a generous plot of approximately a third of acre. The front garden is particularly substantial at 85' approx. in depth x 60' in width. This is laid mainly to lawn and provides a good depth from the road, pathway leads to front door, outside light, a selection of mature hedges and trees, a variety of well stocked flowerbeds and borders, lawned garden leads to the side of the property, in turn leading to the main rear garden.

Rear Garden – 72' in depth x 62' in width approx.

The rear garden is level and laid mainly to lawn boasting a vast selection of flowerbeds and borders and some mature trees, greenhouse, oil tank, outside light.

Please note: This property requires renovation but boasts a tremendous scope for substantial extension, subject to the necessary planning permission. There is a further building plot available at the rear of the garden (all in - approximately one acre) by separate negotiation with planning permission in principle for three detached dwellings. See agent for further details.

Majors Common, Buckland Newton, Dorchester, Dorset DT2



Approximate Gross Internal Floor Area 1704 sq. ft / 158.31 sq. m

© 2024 Rolfe East Sherborne. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. Whilst every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.

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

Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

Council Tax Band

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