



Godmanstone, Dorchester, DT2 7AH

£575,000





## Godmanstone, Dorchester, DT2 7AH

An outstanding opportunity to own a beautifully presented two-bedroom detached home set within 0.5 acres of landscaped grounds. Boasting breathtaking views, this immaculately maintained property offers spacious and versatile living, perfect for those seeking a peaceful retreat with room to grow.

Whether you're looking for a charming forever home or an exciting development opportunity (subject to planning permission), this property offers endless potential. With its generous plot, stunning surroundings, and adaptable living space, it's an ideal choice for those wanting to embrace countryside living while still being well-connected.

The Lilacs is a beautifully presented detached home, set in an elevated position to take full advantage of its breathtaking panoramic countryside views. Sitting within approximately half an acre of landscaped gardens, this property offers both tranquil rural living and exciting potential for extension or further development (subject to planning permissions). Whether you're looking for a peaceful forever home or a property with room to grow, The Lilacs offers a rare opportunity in a truly stunning setting.

The current accommodation includes two double bedrooms, two reception rooms, a spacious kitchen/diner, a separate utility room, and both a modern bathroom and a shower room. Thoughtfully designed for comfortable living, the property also offers scope to extend, subject to the necessary planning consents.

Located on the edge of a conservation area and set within an Area of Outstanding Natural Beauty, The Lilacs enjoys a truly picturesque setting, surrounded by unspoilt countryside while remaining within easy reach of local amenities.

A large driveway provides ample off-road parking to the front, while the expansive rear garden has been carefully landscaped to create several distinct areas, including a large patio with raised flower beds, lawned sections, a pond, vegetable patch, mature trees, and a variety of fruit trees.







## A Home Designed for Comfort and Possibility

The heart of the home is the spacious sitting room, featuring a charming Edwardian fireplace and French doors that open directly onto the garden, allowing natural light to flood the space. The well-appointed kitchen/diner is both stylish and practical, fitted with solid wooden work surfaces, a range cooker, and a breakfast bar, alongside a generous dining area.

A separate utility room provides additional storage, a ceramic sink, integrated washing machine and space for dishwasher, with access to the WC and former garage, now repurposed as a versatile reception space. This area offers excellent potential for conversion into an additional bedroom, a home office, or even a self-contained annexe or holiday accommodation (subject to planning permissions).

Upstairs, both double bedrooms enjoy uninterrupted valley views, making the most of the property's elevated position. The modern family bathroom includes an enclosed bath, WC, and wash hand basin, while an additional shower room offers a corner shower, WC, and vanity storage.

The garden is a true highlight, thoughtfully designed to offer a variety of seating areas and spaces to enjoy the outdoors. Set across approximately half an acre, it features a pond, a vegetable patch, and mature trees, as well as an abundance of fruit trees, including apple, pear, plum, cherry, and fig. Two log stores and a large shed provide practical storage solutions.





## An Exceptional Opportunity

With its combination of stunning views, flexible living space, and potential for further development, The Lilacs is a rare find. Offering a peaceful countryside setting while remaining within easy reach of essential amenities and transport links, this home is perfect for those looking to embrace rural living without compromise.

## Location

Situated in the small village of Godmanstone, West Dorset, The Lilacs enjoys a peaceful setting with access to scenic countryside walks through nearby villages such as Cerne Abbas, Piddle Valley, and Sydling St Nicholas. The village has an organic farm shop and café, adding to its rural charm.

Just a short drive away, the county town of Dorchester provides a wide range of amenities, including shopping facilities, restaurants, public houses, a leisure centre, and weekly markets. The town is well known for its rich history, period architecture, and its central position along the Jurassic Coastline. Highly regarded schools are within catchment, and excellent transport links include direct train services to London Waterloo, Bristol Temple Meads, and Weymouth, as well as regular bus routes to surrounding towns.







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