



Instinct Guides You



Dorchester Road, Frampton, Dorchester Offers In Excess Of £550,000

- Beautiful Countryside & Riverside Walks Nearby
- Stunning Grade II Listed Property
- Feature Former Dovecote
- Two Large Reception Rooms
- Substantial Kitchen / Diner
- Generous Mature Grounds
- Garage & Parking
- Annex With Mezzanine Floor
- Character Charm Throughout
- Bedroom & En-suite



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Thatchcote is a beautifully presented Grade II listed home beneath a thatched roof, nestled in a conservation area within the sought-after village of Frampton. This charming property offers a spacious and versatile accommodation, rich in character set within mature grounds.

The home begins with a charming former dove cote offering a generous space for storing outdoor wear and sits as a focal point with its beautiful wooden architecture.

The sitting room is well proportioned & is bright and airy, thanks to its triple-aspect windows, and features a striking inglenook fireplace as its centrepiece.

Underfloor heating flows into the dining room and additional reception areas, divided into three independently controlled zones. The dinning room is substantial and a wood burning stove set in a characterful fireplace enhances the space.

Large proportions continue into the kitchen that has ample fitted units, natural wooden cabinetry gives a warm and inviting feel the kitchen space that benefits dual aspect windows, integrated ovens, an electric hob with an extractor. Adjacent a utility room further increases the footprint.

Upstairs, four well-sized bedrooms retain original beams. The principal bedroom includes an en-suite shower room and fitted wardrobe. Bedroom two has been extended into the former third bedroom, creating a larger space with a built-in cupboard and decorative fireplace. The family bathroom features a white suite with a shower, bath, WC, and washbasin.

Outside the gardens have been thoughtfully planned and offer a plethora of mature shrubs, flowering plants and exotic greenery. The gardens elevation offers an attractive view over the surrounding countryside. Two large patio's offer a verity of places to entertain and enjoy the pleasant surroundings. The garage is large offering ample storage or room for a vehicle, and uniquely there is a small annex adjacent with power and a mezzanine floor offers further scope and practicality.



Dorchester Road, Frampton, Dorchester, DT2

Approximate Area = 2264 sq ft / 210.3 sq m
Annexe = 242 sq ft / 22.4 sq m
Garage = 261 sq ft / 24.2 sq m
Outbuilding = 180 sq ft / 16.7 sq m
Total = 2947 sq ft / 273.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) 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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	