



Instinct Guides You



## 2 Grange Farm Cottage, Dorchester, DT2 9LU £360,000

- Extended Three Bedroom Home
- Backs Onto Fields
- Established Rear Garden With Workshop
- Ample Parking
- Attractive Cottage Charm
- Bus Route & Village Pub Nearby



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Positioned in the picturesque village of Winterbourne Abbas, close to Dorchester, this charming three-bedroom home boasts two reception rooms, a conservatory, and ample parking, all set within attractive grounds. Within close proximity there is a village pub, bus route and a multitude of beautiful country walks.

The heart of the home is the spacious living room, featuring a delightful fireplace complemented by exposed timber beams that create a cozy, cottage ambiance. This generous room accommodates a variety of furniture and offers versatile layout options. A door leads to the rear dining room, providing an ideal space for family gatherings or entertaining guests. The ground floor is further enhanced by a conservatory at the rear, accessible through double doors from the dining room. This tranquil spot offers stunning views of the garden.

The kitchen exudes a farmhouse charm with shaker cabinetry and a Belfast sink. It provides ample storage and workspace, along with garden views. Additionally, a small utility area offers practical storage and space for white goods, leading to the rear garden. A cloakroom completes the ground floor.

Upstairs, you'll find three bedrooms and a family bathroom. The master bedroom features numerous fitted wardrobes and plenty of space for bedroom furnishings. Adjacent, the second bedroom is another double room with scenic views of the garden. The well-proportioned bathroom is tastefully decorated, highlighting a freestanding bath, shower, and hand basin set against decorative tiling.

The rear garden is a standout feature of the property, showcasing a diverse array of shrubs and flowers for a lush green outlook. A large patio area is perfect for entertaining, with a mature pond nearby. The garden extends to the rear parking area, which borders open fields. There is a spacious shed/workshop with power, offering versatility, and a garden gate leads to three parking spaces at the rear.

**Living Room 21'3"ax x 13'3" max (6.49max x 4.06 max )**

**Dining Room 9'10" x 8'9" (3.02 x 2.68)**

**Kitchen 10'11" x 8'9" (3.33 x 2.69)**

**Conservatory 9'8" x 8'2" (2.97 x 2.51 )**

**Utility Room 4'11" x 4'7" (1.52 x 1.40 )**

**Bedroom One 13'4" max x 12'2" max (4.07 max x 3.73 max )**

**Bedroom Two 11'0" x 8'9" (3.37 x 2.69)**

**Bedroom Three 9'10" x 8'9" (3.01 x 2.67)**

**Shed / Workshop 15'1" x 6'4" (4.62 x 1.94 )**





Grange Farm Cottages, Winterbourne Abbas, Dorchester, DT2

Approximate Area = 1083 sq ft / 100.6 sq m  
Outbuilding = 96 sq ft / 8.9 sq m  
Total = 1179 sq ft / 109.5 sq m  
For identification only - Not to scale



First plan produced in accordance with RICS Property Measurement Standards (International Property Measurement Standards (IPMS) Standard) - 1st Edition 2018  
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| Energy Efficiency Rating                    |           | Current                    | Potential                                                                           |
|---------------------------------------------|-----------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |           |                            |                                                                                     |
| (92 plus) <b>A</b>                          |           |                            | <b>84</b>                                                                           |
| (81-91) <b>B</b>                            |           |                            |                                                                                     |
| (69-80) <b>C</b>                            | <b>71</b> |                            |                                                                                     |
| (55-68) <b>D</b>                            |           |                            |                                                                                     |
| (39-54) <b>E</b>                            |           |                            |                                                                                     |
| (21-38) <b>F</b>                            |           |                            |                                                                                     |
| (1-20) <b>G</b>                             |           |                            |                                                                                     |
| Not energy efficient - higher running costs |           |                            |                                                                                     |
| England & Wales                             |           | EU Directive<br>2002/91/EC |  |

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