



Fleet Farmhouse, White Lackington, Dorset



A late-Georgian house situated in a hamlet in about half an acre with unspoilt views of the Piddle Valley.

Location

Fleet Farmhouse is situated in the peaceful hamlet of White Lackington in the unspoilt Piddle Valley, just 16 miles from the Jurassic Coast. The nearby village of Piddletrenthide has a parish church, and primary school (Outstanding) and the nearby villages of Cerne Abbas and Puddletown both have GP surgeries. Dorchester and Sherborne are both close by for wider requirements. Sherborne and Dorchester South both have train services to Waterloo taking 2 hours 10 minutes and 2 hours 36 minutes respectively and Dorchester West is on the Bristol line. The local area also has a wide choice of schools from both the independent and state sectors.

Distances

Piddlehinton (The Thimble Inn) 0.5 mile, Piddletrenthide village centre 1 mile, Cerne Abbas 4 miles, Puddletown 5 miles, A35 4.5 miles, Dorchester 6.5 miles (Waterloo 2 hours 36 minutes/Bristol 2 hours 3 minutes), Sherborne 14 miles (Waterloo 2 hours 10 minutes), Weymouth/Jurassic Coast 14 miles, Yeovil 19 miles, Bournemouth Airport 29.5 miles.
(Distances and time approximate)



4



3



3



4



0.53
acre



Fleet Farmhouse

Built about 1820, Fleet Farmhouse stands in an established garden of about half an acre with views over unspoilt countryside and two double garages with lofts. It has a classic, four-square layout, sash windows and is Grade II listed.

The ground floor has three reception rooms including a good sized sitting room in an extension on one side with views over the garden. The two rear rooms have been joined together to create a lovely, west-facing kitchen/dining room.

Upstairs the principal bedroom has an ensuite shower room and the remaining three double bedrooms share use of the dual-access family bathroom and downstairs shower room.





Garden and Grounds

Fleet Farmhouse is set back from the passing lane behind clipped, chest-high privet hedging. The property's former coach house, which now serves as a double garage with a hayloft above for storage, stands a short distance from the house and fronts onto the lane behind a narrow gravel strip. The garden immediately around the house is level before dropping away behind. It is approached by car via a rear gravelled drive that ends at a parking area. Beside it is a second detached double garage with a loft room above. This could easily be converted to create additional accommodation, subject to obtaining the necessary consents. The garden amounts to about half an acre and is designed to be easily maintained as it contains an extensive lawn dotted with trees and mature shrubs to provide privacy and shelter. Within the garden are several seating areas to suit the weather and different times of the day along with two substantial garden stores.

Property Information

Guide price: £850,000.

Tenure: Freehold.

Services: Mains water, electricity & drainage. Oil-fired central heating.

Local Authority & Council Tax Band: Dorset Council.
(www.dorsetcouncil.gov.uk). Tax Band F.

Directions (Postcode DT2 7QU)

what3words///droplet.neat.afflicted

Travel south from Alton Pancras on the B3143 through Piddletrenthide. After passing the Piddle Valley First School on the southern edge of Piddletrenthide, continue for about three quarters of a mile and then turn right down a no-through road, Lackington Drove, signed to White Lackington. After about 100 yards turn left into the property and park at the bottom of the gravel driveway.

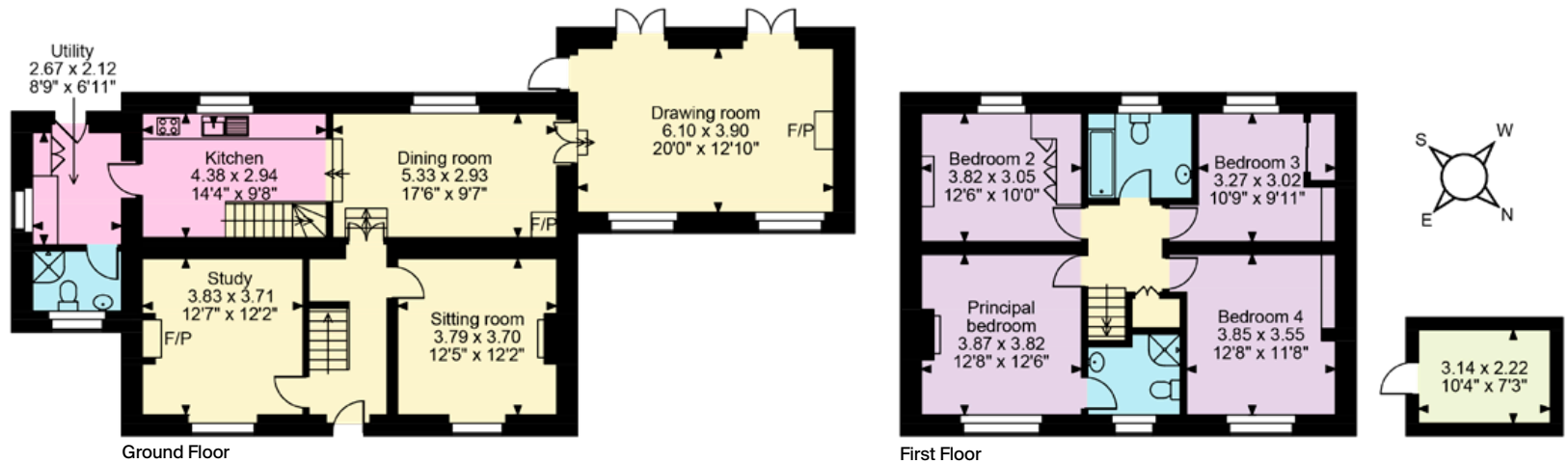
Approximate Gross Internal Floor Area

Main House: 190 sq.m / 2,045 sq.ft

Garage Building: 95 sq.m / 1,021 sq.ft

Outbuilding: 7 sq.m / 75 sq.ft

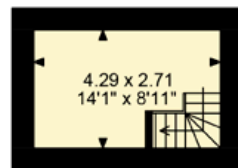
Total: 292 sq.m / 3,141 sq.ft



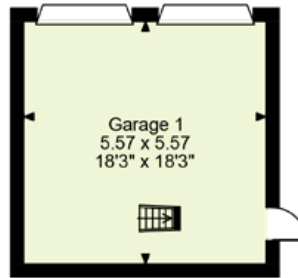
Ground Floor

First Floor

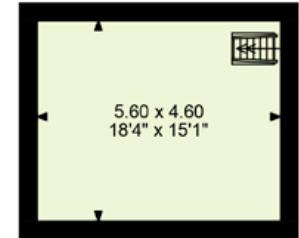
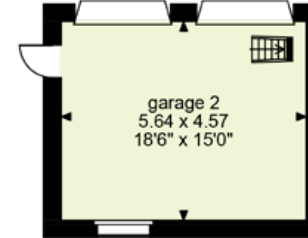
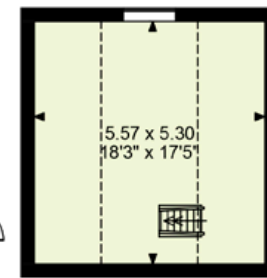
--- Denotes restricted head height



Basement



Floor above garage 1



Floor above garage 2

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank
15 Cheap Street
Sherborne
DT9 3PU
knightfrank.co.uk

I would be delighted to tell you more
Simon Barker
01935 810064
simon.barker@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2023. Photographs and videos dated August 2023.

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